



A G E N D A
Public Statutory Meeting
as per the requirements of the Planning Act
R.S.O 1990, c.P13, s. 34

Tuesday, September 13, 2022
12:00 p.m.

City Hall Council Chambers

Or View Livestream at:

<https://kenora.civicweb.net/Portal/>

Land Acknowledgement – Councillor Chaze

Council 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

1. Applications Being Considered:

a) Zoning Bylaw Amendment: D14-22-06
Civic Address: 216 Matheson Street
Legal Description: 216 Matheson Street
Registered Owner: Kenora District Services Board (KDSB)
Agent: Landmark Planning & Design Inc.

Applicant Presentation(s)

- Each applicant (or representative) will present their planning application.

2. City Planner Report/Rationale

- City Planner to describe the details of the planning application(s).

3. Public Comment

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

4. Questions of Council (no decision)

5. Close of Public Meeting

Meeting is to be declared closed following all comments/questions



**The Corporation of the City Of Kenora
Notice of Complete Application and Public Meeting for a
Zoning By-law Amendment, File Number D14-22-06
Planning Act, R.S.O 1990, c.P13, s. 34**

Take Notice that Council of the Corporation of the City of Kenora will hold a Statutory Public Meeting, under Section 34 of the *Planning Act*, to consider a Zoning By-law Amendment as it pertains to Zoning By-law No. 101-2015, at the following time and location:

**Statutory
Public Meeting**

When: Tuesday, September 13th, 2022 at 12:00 p.m.

Location: Council Chambers, City Hall, 1 Main Street South, Kenora, ON

Council will be hosting a virtual meeting by live stream to allow for public viewing. Access to speak at the meeting can be made by registering with the City Planner at planning@kenora.ca

The Council of the Corporation of the City of Kenora will then have the opportunity to consider a decision regarding the application during their regular meeting on Tuesday, September 20th, 2022 at 12:00 p.m.

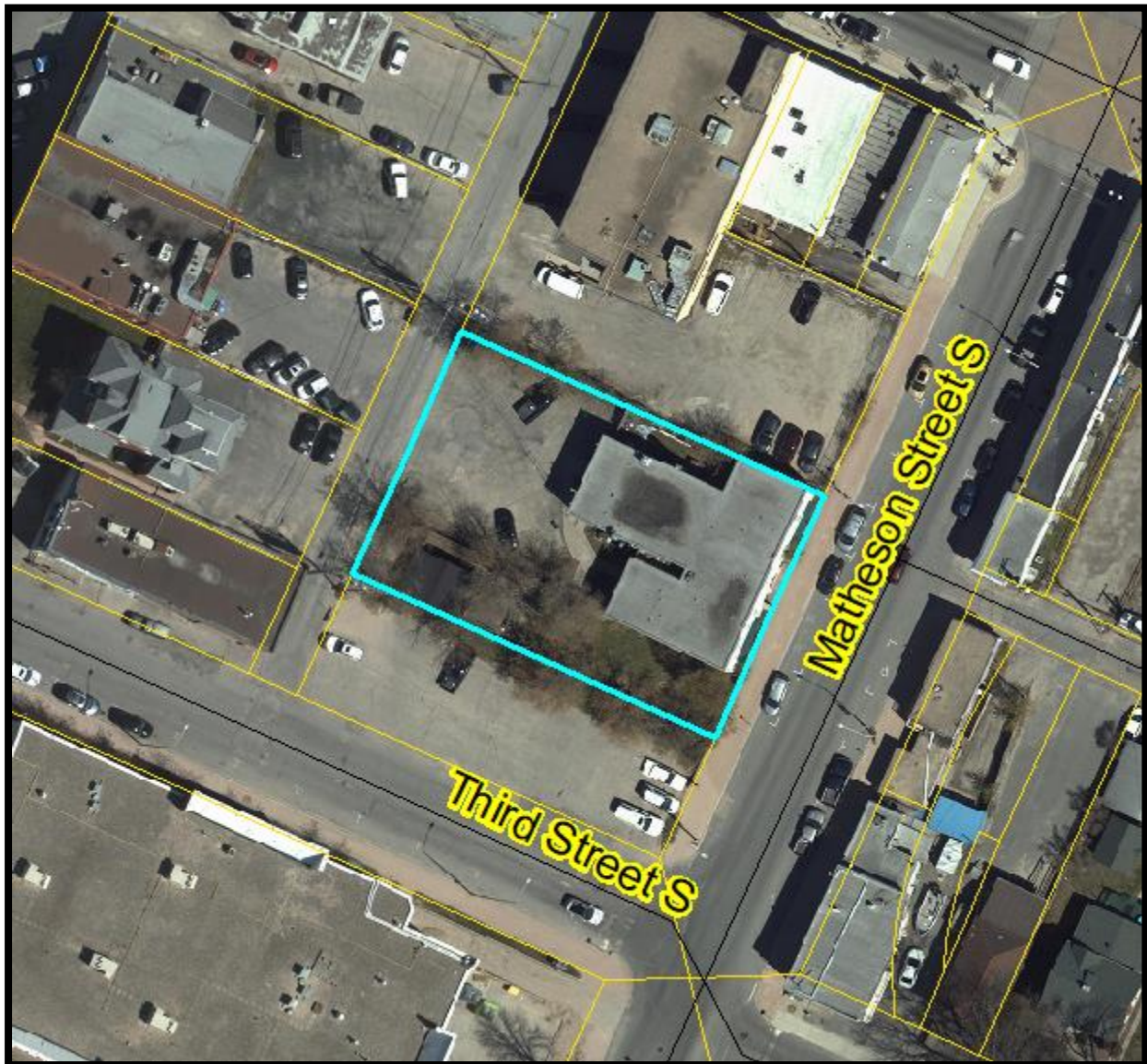
You are also invited to attend The Kenora Planning Advisory Committee (PAC), who hears applications and considers recommendations to Council, commencing at the following time and location:

PAC Open House

When: Tuesday, September 6th, 2022 at 6:00 p.m.

Location: PAC will be hosting a virtual meeting via Zoom Meeting.

Access to the virtual meeting will be made available by registering with the Secretary-Treasurer at planning@kenora.ca.



Be Advised that the Corporation of the City of Kenora considered the Application for an Amendment to the Zoning By-law to be complete on August 16th, 2022.

Location of Property: 216 Matheson Street, Kenora, ON, as identified in the key map above.

Purpose: to amend the current zoning of the subject property in the “GC” General Commercial Zone as follows:

- To permit the location of a dwelling unit on the ground floor of a multi-storey building.
- To permit the location of a commercial use on the fourth floor.
- To reduce the number of required parking spaces from 1.5 parking spaces plus 0.2 visitor parking spaces per unit (total of 1.7 parking spaces per unit), to 0.5 parking spaces per dwelling unit.
- To increase the maximum permitted building height from 11.0m to 13.9m.

Effect of Approval: to accommodate the development plans of the applicant, which include 16 dwelling units targeted for senior tenants, a ground-floor caretaker suite, a ground floor retail space, and a fourth floor medical clinic in a four-storey structure. The total on-site parking requirement will be reduced from 40 spaces to 20 spaces.

Virtual Statutory Public Meeting: Although Council meetings are being held virtually via live stream, there are still several ways in which the general public can provide input on the proposed application, as follows:

- a. **Submit comments in writing:** Persons wishing to provide comments for consideration at the Statutory Public Meeting may submit such comments in writing no later than Friday, September 2nd, 2022 by email, to planning@kenora.ca or by regular mail to the address below, and quote File Number: **D14-22-06**.

Mr. Kevan Sumner, City Planner
60 Fourteenth Street North, 2nd Floor, Kenora, ON P9N 3X2

- b. **Register to Speak at the PAC Virtual Meeting:** If you wish to speak at the PAC Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Thursday, September 1st, 2022 and quote File Number: **D14-22-06**. To register by phone please call: 807-467-2059.
- c. **Register to Speak at the Statutory Public Meeting:** If you wish to speak at the Statutory Public Meeting, you are asked to register in advance by email, to planning@kenora.ca no later than noon on Thursday, September 8th, 2022 and quote File Number: **D14-22-06**. To register by phone please call: 807-467-2059.

Failure To Make Oral Or Written Submission: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the City of Kenora before the by-law is passed:

- a. the person or public body is not entitled to appeal the decision of the Council of The Corporation of the City of Kenora to the Local Planning Appeal Tribunal.
- b. the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Appeal of a decision of the Municipality in respect of this Zoning By-Law Amendment may be made by any person or public body not later than 20 days after notice of the decision is given.

Notice of Decision: If you wish to be notified of the decision of the Council of The Corporation of the City of Kenora in respect of the application for zoning by-law amendment, you must make a written request to Heather Pihulak, Clerk of The Corporation of the City of Kenora at 1 Main Street South, Kenora, ON P9N 3X2

Additional Information is available during regular office hours at the Operations Centre. Please contact Kevan Sumner, City Planner, if you require more information: Tel: 807-467-2059 or Email: planning@kenora.ca
Personal information that accompanies a submission will be collected under the authority of the Planning Act and may form part of the public record which may be released to the public.

Dated at the City of Kenora this 25th of August, 2022



September 6, 2022

Staff Report

File No.: D14-22-06

To: Kyle Attanasio, CAO

Fr: Kevan Sumner, City Planner

Re: Application for Zoning By-law Amendment

Location: 216 Matheson Street South

Owner: Kenora District Services Board (KDSB)

Applicant: Landmark Planning & Design Inc.

Recommendation

That the application for Zoning By-law Amendment, File No. D14-22-06, to seek relief from the regulations of the "GC" General Commercial Zone by amending the zoning to "GC[54]" General Commercial, exception [54] Zone should be approved, with an amendment to the proposed reduction in required parking to 1.0 parking space per dwelling unit, with the approved exceptions being:

1. to permit the location of a dwelling unit on the ground floor of a multi-storey building;
2. to permit the location of a commercial use on the fourth floor;
3. to reduce the number of required parking spaces from 1.5 parking spaces plus 0.2 visitor parking spaces per dwelling unit (total of 1.7 parking spaces per unit) to 1.0 parking spaces per unit; and
4. to increase the maximum permitted building height from 11.0m to 13.9m.

That Council gives three readings to a by-law to that effect.

1. Introduction

An application has been received to exempt the subject property (Figure 1) which is zoned "GC" General Commercial Zone from certain regulations of that zone as follows: to permit the location of a dwelling unit on the ground floor of a multi-storey building; to permit the location of a commercial use on the fourth floor; to reduce the number of required parking spaces from 1.5 parking spaces plus 0.2 visitor parking spaces per dwelling unit (total of 1.7 parking spaces per unit) to 0.5 parking spaces per unit, and to increase the maximum permitted building height from 11.0m to 13.9m.

2. Description of Proposal

The property owner wishes to redevelop the property with a residential mixed-use development that will include 17 dwelling units, a medical clinic, a pharmacy, and a retail store. Earlier this year, the zoning of the property was amended from "I" Institutional Zone to "GC" General Commercial Zone by City of Kenora By-law No.

22-2022, to enable a mixed-use. This new zoning amendment is required because the design of the proposed development, produced following the previous amendment, does not comply with several regulations of the GC zone, as detailed under section 5(c) of this report.

3. Existing Conditions

The subject property is the former location of the Northlands Supportive Housing building, and has been vacant since the demolition of that building. It is a fully serviced lot with approximately 30m of frontage on Matheson Street South.

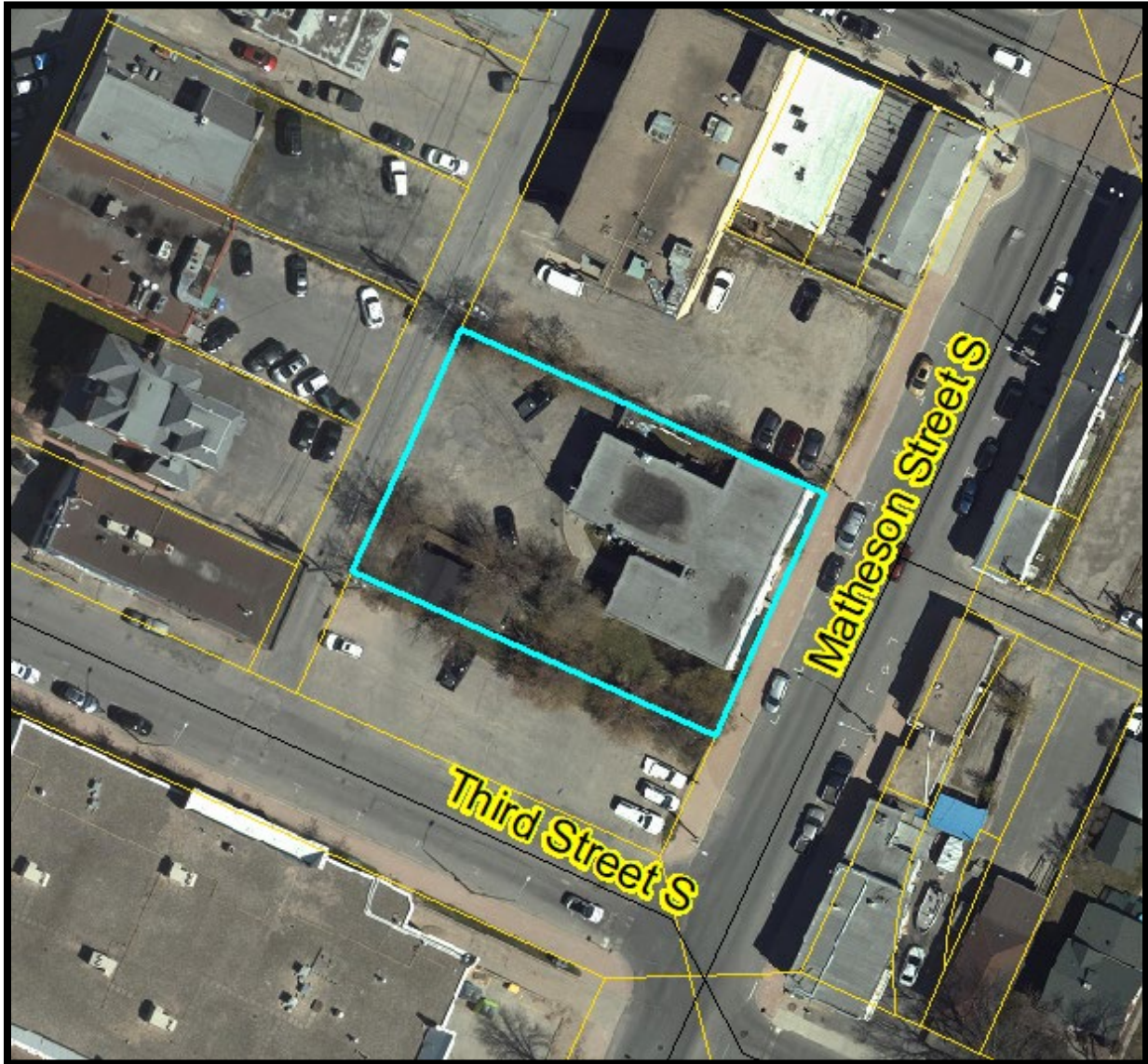


Figure 1: Aerial image indicating the location of the subject property (2019).

4. Site Visit

On May 12, 2022, I conducted a site visit and took the photo below.



Figure 2 – Photo of the property from Matheson Street South.

5. Consistency with Legislated Policy and City Directives

a) Provincial Policy Statement (PPS) 2020

The policies of the Provincial Policy Statement 2020 encourage planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term need, and encouraging compact, mixed-use development that incorporate compatible employment uses to support livable and resilient communities, with consideration of housing policy 1.4 (Policy 1.3.1(b) and (d)).

Policy 1.4.3 directs planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area. This is to be achieved by various means, including:

- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current projected needs,
- permitting and facilitating all housing options required to meet the social, health, economic, and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities.
- Promoting densities for new development which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

b) City of Kenora Official Plan (2015)

The land use designation of the property is Harbourtown Centre (Figure 4). The Harbourtown Centre designation represents the downtown area of the City, and is considered to be an extremely important component of the commercial and recreational land use system of the City of Kenora. It is the intent of the Plan that this area contains major concentrations of commerce, finance, tourism,

entertainment, recreation, residential and business activities, and provides a dynamic commercial core for the residents of and visitors to the City of Kenora (Section 4.3).

Multi-unit residential development in conjunction with commercial uses is encouraged in the Harbourtown Centre where the street level is used for commercial purposes (Policy 4.3.1(b)).

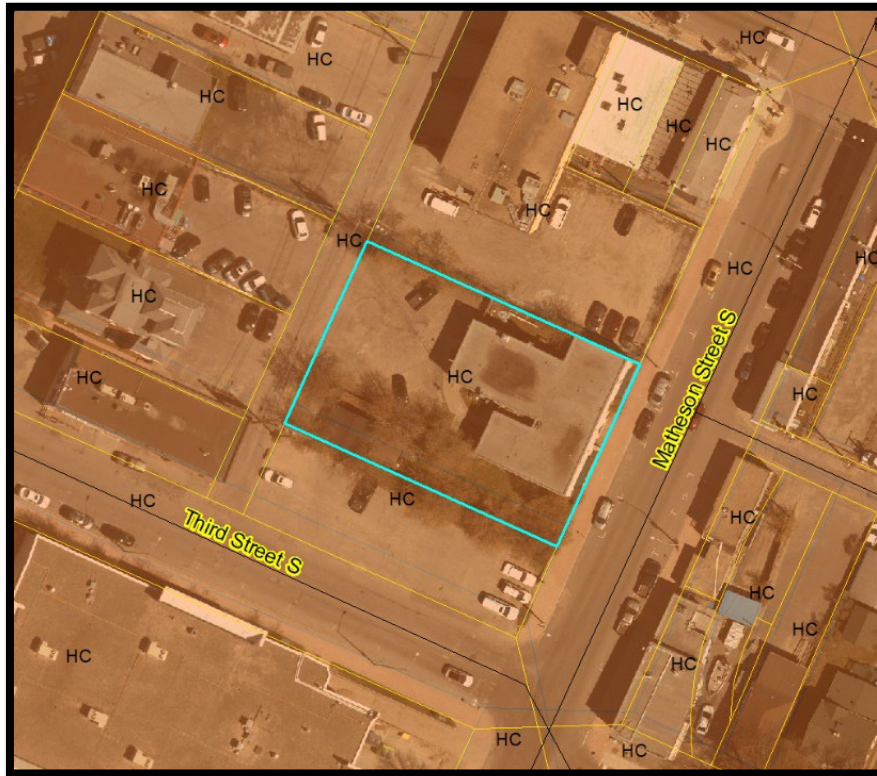


Figure 3 – Official Plan Mapping

c) Zoning By-law No. 101-2015

The subject property is currently zoned “GC” General Commercial Zone (Figure 4). The GC zone allows for a wide range of uses and services to meet the needs of residents, businesses, and tourists. Most of the neighbouring properties are also zoned GC. Some lots on the opposite side of Matheson Street South are zoned “LC” Local Commercial Zone.

The “GC” zone permits commercial uses only on the ground floor of a building, unless upper storey commercial uses are an extension of a ground floor use (Section 4.7.3(g)). Dwelling units may be located within the same structure and above one or more permitted uses that occupy the first floor of a non-residential use building (Section 4.7.3(d)). The applicants are proposing to amend the zoning to permit a commercial use (clinic) on the fourth floor of the building, and to permit a dwelling unit within a portion of the ground floor (not above a permitted use).

The zoning regulations for the GC zone limit the maximum height of any permitted use to 11m (Section 4.7.3(c)). The applicants have requested a site-specific amendment to allow their building to have a height of up to 13.9m.

The final site-specific amendment being requested is to reduce the number of required parking spaces for each dwelling unit on the property from 1.7 per unit (1.5 parking spaces plus 0.2 visitor spaces per dwelling unit) to 0.5 per unit with no visitor parking spaces (Section 3.23.1, Table 4). This would have the effect of reducing the required parking spaces for the proposed development by 50% from 40 parking spaces to 20 parking spaces, (9 parking spaces for dwelling units, 6 parking spaces for the retail store, and 5 parking spaces for the clinic). A proposed site plan for the property indicates that the applicants intend to provide 21 parking spaces.

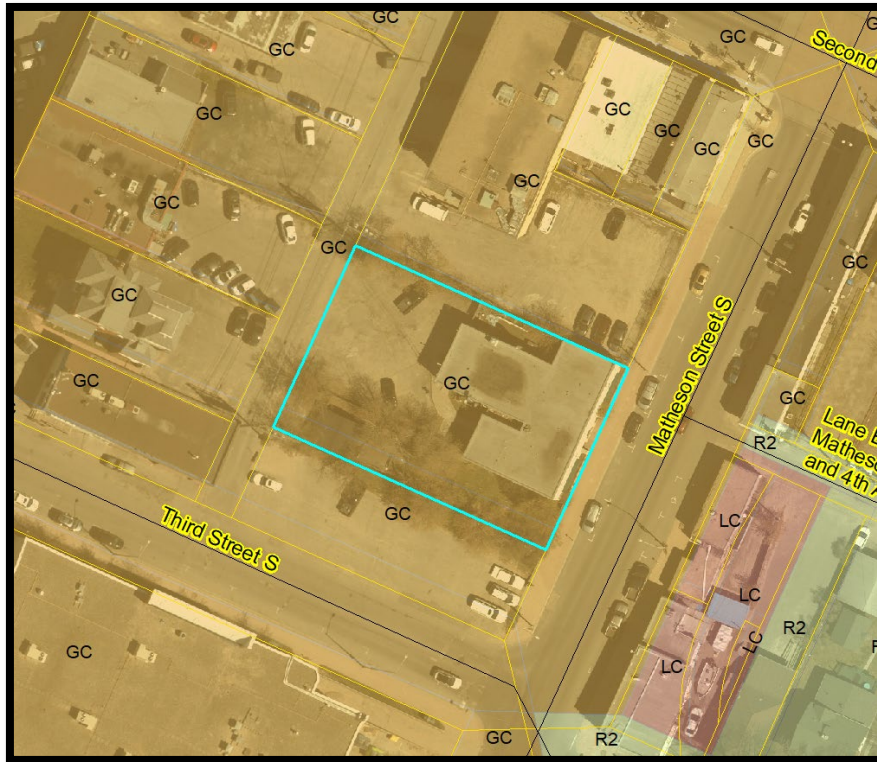


Figure 4 – Existing Zoning By-law Mapping

6. Results of Interdepartmental and Agency Circulation

The proposed zoning amendment was circulated for comment on August 22nd, 2022. The following is a summary of comments received in response.

<p>Building</p>	<p>The reduction in apartment parking spaces by 68% is excessive. The units may be occupied by more than one person, so that increases the likelihood of there being a licensed driver with a vehicle. There are eight parking spaces accessed directly from the back lane. There is one barrier-free parking space serving four apartment units with barrier free design, two retail spaces, and a clinic. The two barrier-free spaces normally required (at 40 parking spaces) is not enough, let alone the one requested.</p>
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	Having commercial space on the first and fourth floors, how are they going to keep the general public out of the apartment floor levels and associated common areas on the main floor, especially if this is to be an apartment building for seniors?
By-law Enforcement	<p>It's likely that not everyone in the building will have a vehicle, but only having enough spaces for half the apartments is concerning. If there are more vehicles than spaces, there really isn't anywhere else they can park in close proximity for more than two hours, other than on the street in a metered space which they would be expected to pay \$1/hour and move their vehicles every 2 hours to be compliant with the parking by-law. Some units could have two people living in them with two vehicles, which would already create additional vehicles on the street. During the winter months, it is anticipated several vehicles being left in the area on the street overnight which could cause an issue for snow plowing/removal.</p> <p>Vehicles parked consistently on the street could take up spaces that are not meant for that and time limits could be enforced. It isn't realistic to have a downtown apartment and not offer at least one parking space for each unit.</p> <p>After reviewing the planning rationale, it is believed that a building of this size and with various uses would have a parking demand greater than the 21 spaces proposed to accommodate their requirements. Extra on street parking will increase in general in the area, putting extra pressure on the City to provide parking spaces.</p>
Community Services	No concerns
Engineering	Lack of parking will be an issue by competing parties of the building (medical staff, patients, residents, pharmacy, and retail spaces).
Economic Development	No concerns
Environmental Division	No concerns
Fire and Emergency Services	No concerns
Roads	No concerns
Water / Wastewater	No concerns
Synergy North	No concerns

7. Public Comments

A public meeting is scheduled to be held by Council on September 13th, 2022. Notice of the application was given in accordance with Section 34 of the Planning Act, whereby it was circulated to property owners within 120 metres, was published in the Municipal Memo of the Newspaper on August 25th, and circulated to persons and public bodies as legislated.

The Planning Advisory Committee had the opportunity to consider the application to Council at the meeting on September 6th, 2022, and has recommended approval with the amendment as recommended above, reducing the number of required parking spaces per dwelling unit to 1.0, rather than the 0.5 spaces per unit requested in the original application. The minutes and relevant resolution from the meeting are attached.

As of the date of this report, one comment has been received from a member of the public, and is attached. The author identifies themselves as a local business owner and expresses concerns regarding the shortage of parking in the downtown area in general, and at existing businesses in the immediate area of the proposed development. They encourage the property owner to find additional on-site or off-site parking.

8. Evaluation

The proposed zoning amendment is generally appropriate to permit redevelopment of the property as a mixed-use development similar to many other properties in the Harbourn Centre area, but there are concerns that should be acknowledged.

Both the Provincial Policy Statement and the Official Plan are supportive of mixed-use commercial and multi-unit residential developments. The applicant indicates that the proposed redevelopment will be targeted towards senior citizens and will be age-friendly, incorporating accessibility features. It is located on a fully serviced lot within the downtown area, where a broad range of services and local bus routes may be found within a walkable distance.

The proposed four-storey height of the building is one storey higher than the two highest buildings on the same block: the BDC building at 227 Second Street South and the Pharmasave building at 201 Main Street South. It is also one storey higher than the Northlands building that previously occupied the same property. Elevator and stairway enclosures are allowed to project higher than the maximum permitted height, bringing the building to a total height more comparable to the tallest building in the area, the Kenricia hotel. A rooftop patio will enable the developer to provide the required amenity area for the residents of 6.0m² per dwelling unit or 10% of the gross floor area.

The incorporation of a fourth floor clinic and a ground floor caretaker suite are exceptional for a mixed-use property in the downtown area. There are buildings where the commercial use extends through the entire building from bottom to top floors, but none where intervening floors are residential. The Chief Building Official has raised some concerns regarding security of the residents that it is hoped will be considered as the design of the building is refined. The street-facing side of the building does preserve a ground-floor commercial façade that is in keeping with the character of other buildings in the area, as the dwelling unit on the main floor is oriented towards the rear of the building. The result is a building that will be visually similar to neighbouring buildings and other downtown development.

The proposed reduction in parking is not unprecedented in the downtown area, where there are many properties with limited parking. However, concerns have been raised that the proposed reduction requested may exacerbate an existing shortage of parking in the area, and potentially increase long-term parking on nearby streets. The applicant, in their planning rationale, bases the proposed 0.5 parking spaces per dwelling unit on what is required for retirement homes, but the building will not be considered a retirement home under the zoning by-law and the City would have no authority to limit future use of the dwelling units to seniors.

While it is acknowledged that the pedestrian-friendly location and stated goal of providing affordable seniors housing, plus the ready availability of visitor parking on nearby city streets, provides justification for a reduction in the amount of required parking spaces, there are concerns that the requested reduction to 0.5 parking spaces may be excessive and exacerbate problems related to an existing short of parking in the immediate area.

If the number of parking spaces were reduced to 1.0 parking spaces per unit as a compromise, there would be an assurance that each unit would have a dedicated parking space, but the total required parking spaces would then become 28 parking spaces, or seven more than what has been proposed but still 12 fewer spaces than would normally be required (a 30% reduction). Two of those spaces would now be required to be accessible parking spaces. This is more accessible spaces than is accommodated in the original site plan provided with the application, but a revised site plan submitted by the applicants on September 2nd has incorporated an additional accessible parking space, and has been attached to this report.

The zoning by-law provides the option for a commercially zoned property to supply required parking spaces off-site within 90m of the main pedestrian access of the building, allowing an opportunity for the develop to meet the parking requirement without further changes to the proposed site plan. At the Planning Advisory Committee meeting, the applicants indicated that they have already identified four parking spaces as being available on the adjacent lot to the south.

Site Plan Control approval is required for the proposed development. The parking spaces that are directly accessed from the lane will be given further consideration during the review off the site plan, as such parking spaces are generally discouraged but not expressly forbidden.



Kevan Sumner

City Planner

Attachments

- Complete Application for Zoning By-law Amendment
- Planning Rational,
- Site plan and related drawings,
- Updated site plan submitted September 2nd, 2022
- Notice of Application and Public Meeting
- Public Comment
- Minutes of the Planning Advisory Committee meeting of September 6, 2022
- Planning Advisory Committee resolution

August 16th, 2022

To: City of Kenora Planning Department
60 Fourteenth Street North, 2nd Floor
Operations Centre - Kenora, ON P9N 4M9

Attention: Kevan Sumner
City Planner

RE: ZONING AMENDMENT APPLICATION - 216 MATHESON STREET SOUTH
LT 25-26 BLK 2 PL 3 in the City of Kenora
PIN: 42163-0192 (LT)

Dear Mr. Sumner,

Landmark Planning & Design Inc. is pleased to submit this Zoning Amendment application on behalf of the Kenora District Services Board. This application relates to the potential development of 216 Matheson Street South, located near the corner of Matheson Street South and 3rd Street South. We are seeking the following planning approvals:

- To increase the building height from 11.0 m. to 13.9 m.
- To reduce the number of parking stalls from 40 to 21 based on parking requirements for a "retirement home" use.
- To accommodate a top storey commercial use (medical clinic); and
- To accommodate a residential use (caretaker suite) on the main floor in combination with commercial use.

Based on our planning analysis, we suggest that the site is well-suited for the development of a mixed-use building with the above-mentioned characteristics for several reasons:

- The proposal is consistent with the policies and objectives of the City of Kenora's *Official Plan*;
- A high-quality new development will visually enhance the Harbourtown area while promoting business activity and safety;
- The proposed mix of uses and accessibility features will provide a suitable place for seniors to reside in; and
- This 4-storey building is comparable in size to other 3-storey buildings in the vicinity.

SITE CONTEXT & PLANNING HISTORY

The subject site is situated at 216 Matheson Street South in the Harbourn town area. The property is approximately 1,390 m² in size and has 30m of frontage onto Matheson Street and a depth of 45m. The primary zoning within this area is a mix of commercial and residential land uses (see Figure 1). Apartment dwellings above commercial uses can be found along Main Street, Second St S, and Matheson St. S. Lands east of Matheson St S contain single-family residential development in lower-density neighbourhoods. Buildings within the immediate vicinity of the subject property have between 1 to 3 storeys.

The subject site is bounded by the following:

North: Parking lot, businesses (e.g., restaurants and stores), and 2nd Street South.

East: Matheson Street S. and businesses (e.g., stores, hair salon) with residential uses above.

West: Hennepen Lane, businesses (e.g., restaurants, offices, stores), and Main Street South.

South: Parking lot, 3rd Street South, Shoppers Drug Mart, and the Boathouse Restaurant.

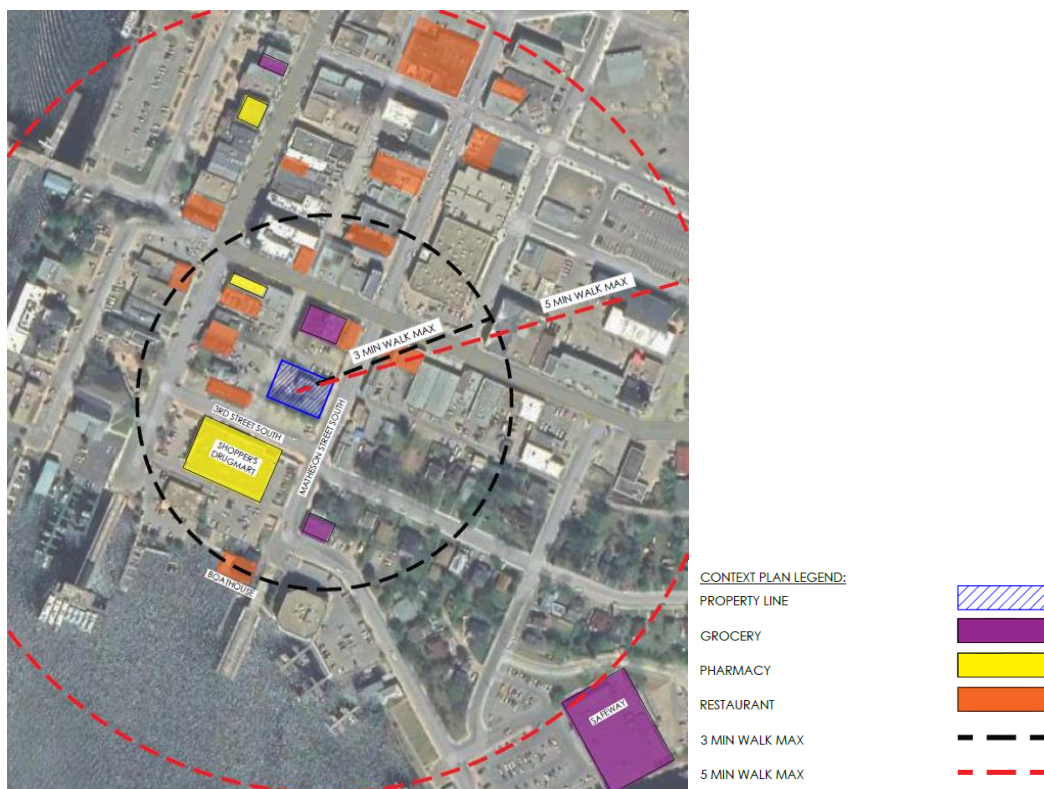


Figure 1. Surrounding land uses

A Zoning By-law amendment application (File D14-22-05) to rezone the subject property from "I" Institutional to "GC" General Commercial use (see attached) was considered complete on April 19, 2022, and approved by Council on June 21, 2022. This amendment permits a mixed-use development with commercial uses on the ground floor and residential uses on upper floor(s).

PROPOSAL OVERVIEW

This proposal is to increase the maximum permitted building height, to reduce the number of parking stalls, and to accommodate a special configuration of land uses different to the one permitted in the By-law. The applicant is proposing a mixed-use building with commercial uses, amenities, and a residential unit on the ground floor, residential units on levels 2 and 3, a clinic on level 4, and a rooftop patio with elevator access.

The proposed building has a total height of 13.9m. from the ground level to the fourth level. Additionally, two stairways and one elevator shaft are extended to a fifth level with the purpose to provide access to a rooftop patio as an outdoor amenity for residents and patients of the clinic.

The proposed density includes 16 affordable units targeted for seniors. These units are one- and two-bedroom suites.

Parking is located at the building rear with access from Hennepen Lane. It provides 21 parking stalls from which one of them meets accessibility requirements. Parking requirements are distributed as follows:

Use	Requirement	Parking Stalls		Comments
		Required	Provided	
Retail store (176 m2)	3.4 / 100m2	6	6	
Caretaker suite (1)	1.5 / du + 0.2 /du (visitors)	29	10	Retirement home 0.5@du = 8.5 parking spaces
Apart. dwelling (16)				
Clinic (1 practitioner)	5 / practitioner	5	5	
Total		40	21	

A "retirement home" is a permitted use for the previous "Institutional" use, but not for the recently approved "General Commercial" land use. However, with the proposed development being targeted for senior tenants, the applicant proposes to consider parking requirements for a retirement home, as they would be a more appropriate fit for the proposed residential use and would allow to accommodate the proposed number of suites with their required parking spaces.

In relation to architectural design, proposed materials include grey Tyndall stone panels (ground level), vertical composite board cladding (levels 2 and 3), and black anodized curtain walls (level 4) on the façades. Views are oriented mostly east-west, with a few window openings to the south on level 4.

SUITABILITY OF THE SITE & COMPATIBILITY OF THE PROPOSED DEVELOPMENT

The development is appropriate for the site because it will promote economic and social activity in the Harbourn Centre of the city. Providing commercial uses on the ground level and the fourth level will attract people to the area and help to activate the street. In addition, having residential uses on the upper levels will promote 'eyes on the street' throughout day and night, enhancing security in the area.

Developments adjacent to the subject site provide a variety of places to eat and shop but there are no medical services in the area and most of the residential units in the neighbourhood are not accessible to seniors. Seniors in Kenora need affordable and accessible places to live. The proposed mix of uses at this location will offer a suitable and accessible place for seniors to live in and receive medical attention when needed. The downtown is a convenient residential location for seniors due to its proximity to a variety of services.

In addition, due to its central location, the subject site is well-served by transit service. All three of the bus routes operating in the City of Kenora (i.e., Pinecrest, Lakeside, and Keewatin routes) run in close proximity to the site and can be accessed within a 2-minute walk at the intersection of 2nd Street and Chipman Street.

No potential negative impacts on adjacent uses have been identified:

- The proposed uses are permitted uses within the GC zone and no single-family houses are adjacent to the subject property. Therefore, no significant privacy, setback, or noise-related issues are expected.
- The proposed (on-site) parking will cover the needs of each of the intended uses, reducing the chance of on-street parking spill.
- The proposed building height increase is not significant when compared to the height and mass of other buildings in the vicinity (e.g., Royal Lepage and Pharmasave buildings). Therefore, no negative impact on the character of the neighbourhood is expected.

Overall, the proposed development would provide affordable and smaller residential units easier for seniors to maintain and with a variety of amenities and services at a walking/bus ride distance.

IMPACTS & MITIGATION MEASURES

The proposal is appropriate land use planning because it promotes mixed-use and compact development in the Harbourtown Centre while incorporating affordable and age-friendly features to the building. Overall, these characteristics align with the main objectives identified for the Harbourtown Centre within local planning documents (e.g., Official Plan, Zoning By-law, Age-Friendly Strategic Plan).

The following sub-sections provide a summary of the different potential impacts of the proposed development as well as the proposed mitigation measures.

Natural Environment

The site has already been impacted in the past by a previous building, covering most of the surface of the property (see Figure 2). This building has already been demolished and the land is currently vacant (see Figure 3). As this development does not propose conversion of natural lands to urban uses, it is not expected to have a significant additional impact on the natural environment. In addition, an environmental assessment was recently prepared for the subject property for application D14-22-05, noting no contaminants have been found on site.



Figure 2. Subject property - previous building



Figure 3. Subject property - current vacant land

Municipal Services

The proposed development has not triggered any major concerns regarding municipal services during previous discussions with local authorities.

Specific zone regulations regarding servicing conditions are not provided for permitted uses in the "General Commercial" Zone.

Public Engagement & Neighbourhood Concerns

As part of our due diligence, the project team undertook a thorough stakeholder and public engagement process. In July 2022, we met with directly adjacent business owners, as well as key stakeholders most likely to be potentially impacted by this proposal. Their concerns and suggestions were considered and addressed by the project team.

At the July 18th, 2022, public open house at the Kenora Recreation Centre (5PM - 8PM), the project team introduced the planning process, project timeline, design concept, and anticipated next steps. We also sought adjacent business owners and stakeholder input ("What should we be thinking about at this stage in the planning and design process?") and provided responses to any concerns or questions from attendees. Following this initial meeting, the project team worked to further address the questions, comments, and concerns of stakeholders mostly related to safety, parking, and building height. A table in the following subsection (Addressing Feedback) outlines the project team's efforts to respond to concerns from adjacent business owners and stakeholders.

Engagement Notification

In terms of notification for the public open house, 80 business owners and residents in the immediate vicinity of the subject site received direct invites to the engagement meetings via

mail notice and telephone. The project team also emailed key stakeholder groups directly (i.e., New Horizons Senior Centre, Harbourtown BIZ). An advertisement was also taken out in the Kenora Miner newspaper on Thursday, July 7th (see Figure 4).

PUBLIC OPEN HOUSE

216 Matheson Street South Potential Mixed-Use Development


You are invited to a public open house hosted by Landmark Planning & Design regarding a potential mixed-use development at 216 Matheson Street South.


The purpose of the meeting will be to introduce the project, share a design concept, outline next steps, receive your feedback and address any concerns or questions you may have. Please RSVP via email at RSVP@landmarkplanning.ca and include "216 Matheson" in the subject line, or via telephone at 204-453-8008.

MONDAY, JULY 18th, 2022

IN PERSON EVENT

Date: Monday, July 18th, 2022
Time: 5:00 PM to 8:00 PM
Location: Rotary Room at the
Kenora Recreation Centre
18 Mike Richards Way
Kenora, ON P9N 1L2





If you are unable to attend the session or would like to discuss the project in an alternate format, please do not hesitate to contact us.

Figure 4: Kenora Miner Newspaper Advertisement

Addressing Feedback

Overall, the Public Open House had positive results and no major concerns that could not be addressed were identified. The table below outlines what we heard and how the project team considered and addressed feedback:

Concern	Response to Concerns
Safety	<ul style="list-style-type: none"> • Facades at Matheson Street S and Hennepen Lane will be well illuminated and designed to avoid places to hide.
Parking	<ul style="list-style-type: none"> • The proposed development will provide the required parking for a mix of commercial, clinic, and residential suites. • Indoor bike parking is being incorporated into the design to promote biking and reduce parking needs.
Building Height	<ul style="list-style-type: none"> • Building stepbacks reduce the building footprint on level 4, increasing visibility for the surrounding neighbours (see figures 7 and 8).

PLANNING DOCUMENTS

Provincial Policy Statement and Planning Act Considerations

Overall, the proposed development is consistent with the Provincial Policy Statement (PPS). The following sections provide a clear and relevant connection to the intent of the proposal:

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification, redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities.

City of Kenora Official Plan

The *Official Plan* is the overall Development Plan for the City of Kenora. Every piece of land in the City is designated for some form of land use. The subject site is located within the “Harbourtown Centre” area of the Development Plan (see Figure 5). This designation represents the downtown area of the city, its intent is to be a dynamic commercial core that contains major concentrations of commerce, finance, tourism, entertainment, recreation, residential and business activities.

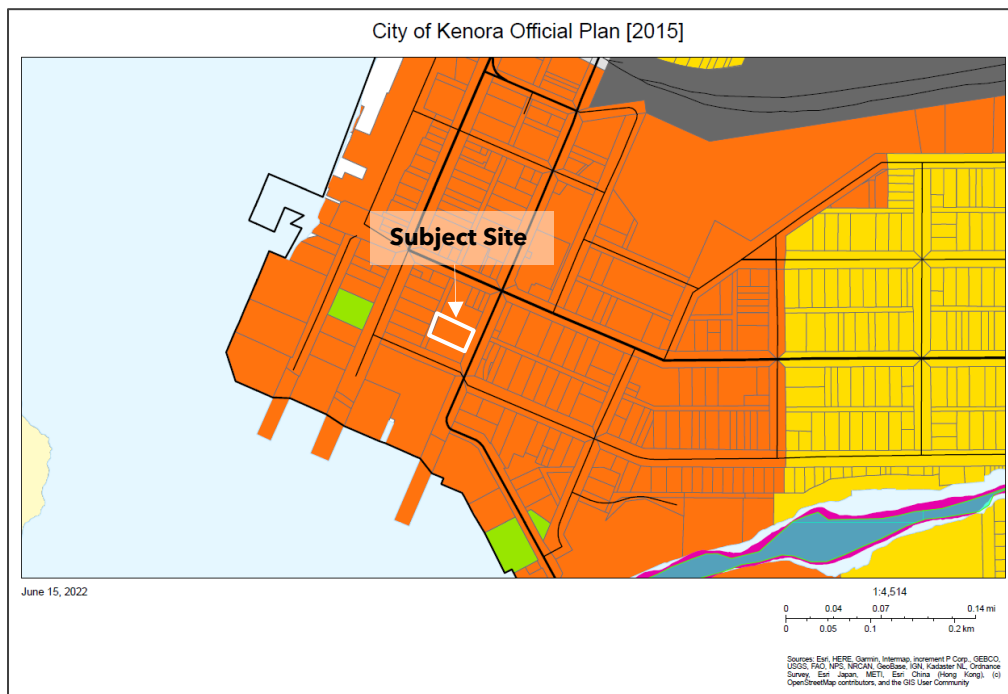


Figure 5. Official Plan - Harbourtown Centre designation

The following policy objectives for the Harbourtown Centre in section 4.3 relate directly to the intent of the proposed development:

- Multi-unit residential development in conjunction with street commercial uses shall be encouraged.
- Provide a wide range of goods and services within the commercial land use hierarchy.
- Reinforce downtown as a vibrant commercial area with a diversified commercial land use mix.
- Support and encourage long term revitalization.
- Encourage the development of facilities and uses that have a City-wide or regional significance.

Permitted uses for the Harbourtown Centre designation (section 4.3.1) include:

- a) Commercial, entertainment, recreation and residential uses shall be permitted. Colocation of public services facilities is encouraged for convenience, cost effectiveness, service integration, and promotion of active transportation.
- b) Multi-unit residential development in conjunction with commercial uses shall be encouraged in the Harbourtown Centre where the street level is used for commercial purposes.

In addition, affordable housing objectives for the Harbourtown Centre align with the proposed development intent to offer small multi-family residential units. Section 2.2.3 states, "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."

City of Kenora Zoning By-law (101-2015)

The subject property is zoned as General Commercial (GC) zone. According to section 4.7.1, the purpose of this zone is to "allow for a wide range of uses and services to meet the needs of residents, businesses and tourists". Permitted uses in the GC Zone include clinic, apartment dwelling unit(s), office, parking lot, retail store, and restaurant, among others.

Amendments to the following GC zone regulations (section 4.7.3) are requested to permit the intended development:

- “The maximum building height of any permitted use is 11.0 m”. The intended development would require a 13.9m building height to accommodate the proposed mix of uses by adding a fourth storey.
- “Dwelling units may only be located within the same structure and above one or more permitted uses that occupy the first floor of a non-residential use building. Residential dwelling units in multi-storey buildings are not permitted on the ground floor”. The intended development has commercial unit(s), a pharmacy, and residential amenities on the ground floor, but it also proposes to accommodate a caretaker suite within the same level. In doing this, the building would be able to provide an essential service to its residents and to fulfill its purpose to create housing that is suitable for seniors.
- “Commercial uses are permitted only on the ground floor of a building in the GC Zone, unless the commercial use on upper storeys is an extension of the ground floor use”. The intended development proposes a clinic on the fourth level. This clinic would work with the pharmacy and the caretaker suite on the ground floor to provide an integrated health service to seniors in the area. The clinic would be connected to the ground level through an elevator and two stairways. Locating the clinic on the fourth level allows the building to accommodate residential suites on levels 2 and 3, making them more accessible and closer to the ground in case of emergency.

In addition, Section 3.23 and Table 4 provide parking provisions and a minimum number of required parking spaces for each of the GC permitted uses.

Relevant parking requirements (Table 4) for permitted uses within the intended development:

- Apartment dwelling - 1.5 per dwelling unit. Minimum visitor parking shall be 0.2 spaces per dwelling unit.
- Clinic - 5 spaces per practitioner
- Retail store - 3.4 per 100m² of gross leasable floor area
- Retirement home - 0.5 per dwelling unit (*not a permitted use within the GC designation)

As previously described (see Proposal Overview section), considering “retirement home” parking requirements would be more suitable for the residential portion of the intended development, requiring a total of 21 parking spaces.

Other City Documents

The *Harbourtown Centre Community Improvement Plan (2017)* provides a planning and economic development framework for the City to target community improvements, including policies and objectives that support a project like this one:

- To reinforce the commercial core as a focus for the community, including commercial and residential uses.
- 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.

Other City document relevant to this proposal is the *Age-Friendly Strategic Plan (2016-2021)*, which identifies the development of appropriate senior housing as an urgent need and priority for the City:

- Need for accessible housing where people are able to age in place.
- Almost 20% of Kenora's population is 65 years old or older.
- Many of the best-quality apartments for seniors in Kenora are old and lack elevators or support services.
- Age-Friendly Business designation to promote accessibility features in new developments.
- Not all areas of the city are accessible by public transport. Some key areas for seniors are not served by the city bus.

The vision and supportive objectives of the *Age-Friendly Plan* aim to develop housing with private and social housing units, varying styles and locations, flexible design, and proximity to services. The proposed development is supportive of the City's goal to become an officially recognized age-friendly community by providing small, accessible, and affordable residential suites, caretaker attention, a pharmacy, and a clinic.

DEVELOPMENT CONCEPT

Throughout the planning and design process, a few preliminary design concepts were developed, evaluated, and revised. Based on the results of our preliminary due diligence, City

of Kenora consultation, stakeholder and public engagement, and best practice, the project team prepared a design concept (see Figures 6 - 10).

The proposed development concept includes:

- Total area of the land is +/- 0.344 acres / 15,000 sq. ft.
- A four-storey, mixed-use development targeted for seniors.
- Commercial unit(s), a pharmacy, and a clinic.
- Age-friendly, accessible features (e.g., elevator, access ramp).
- A total of 16 new apartment dwellings (one and two-bedroom) on levels 2 and 3.
- Parking in the rear of the building, off of the back lane (Hennepen Ln).
- Rooftop patio with lake view as an amenity for residents and clinic patients.

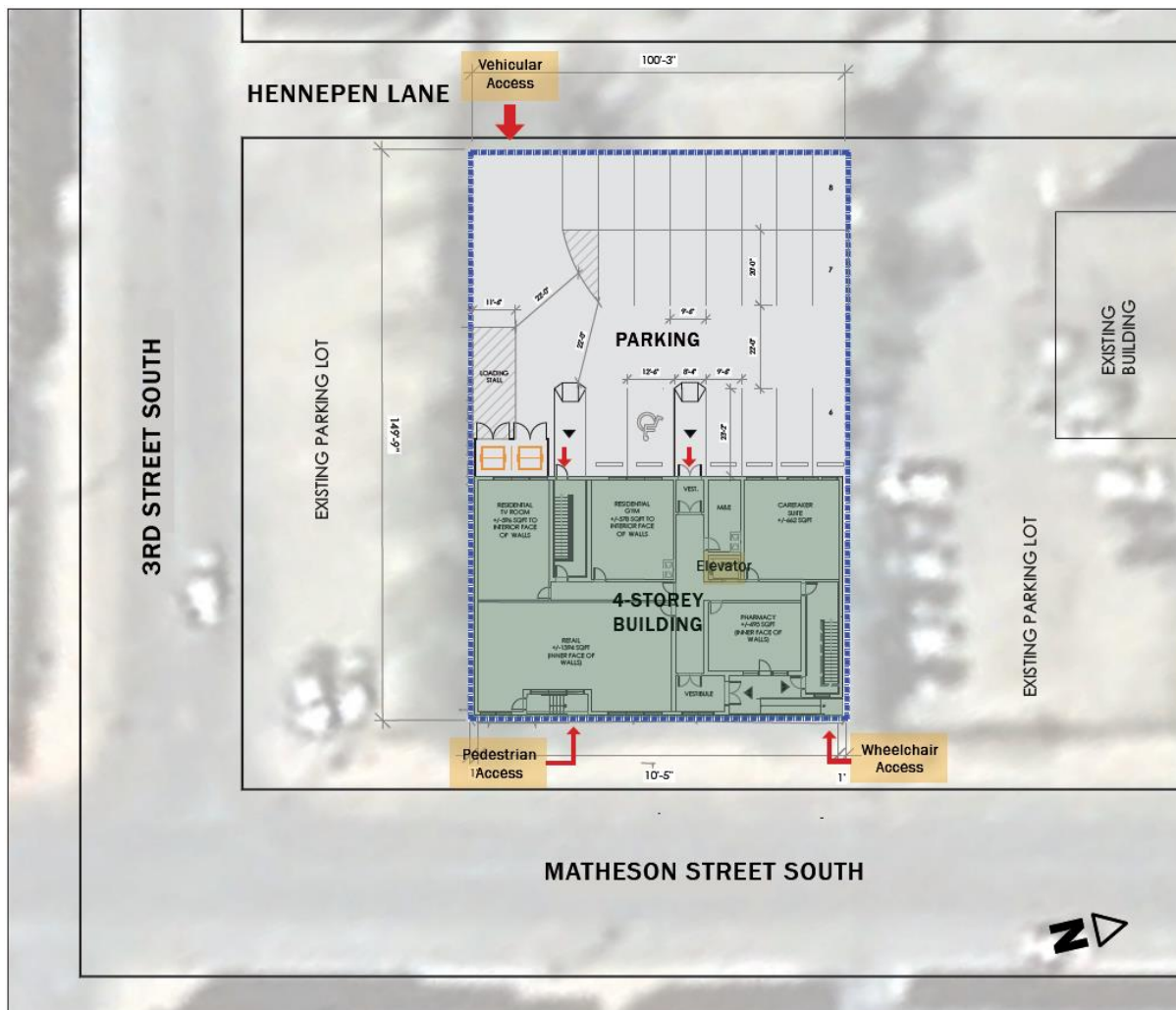


Figure 6: Site Plan



Figure 7: East Elevation - View from Matheson Street South

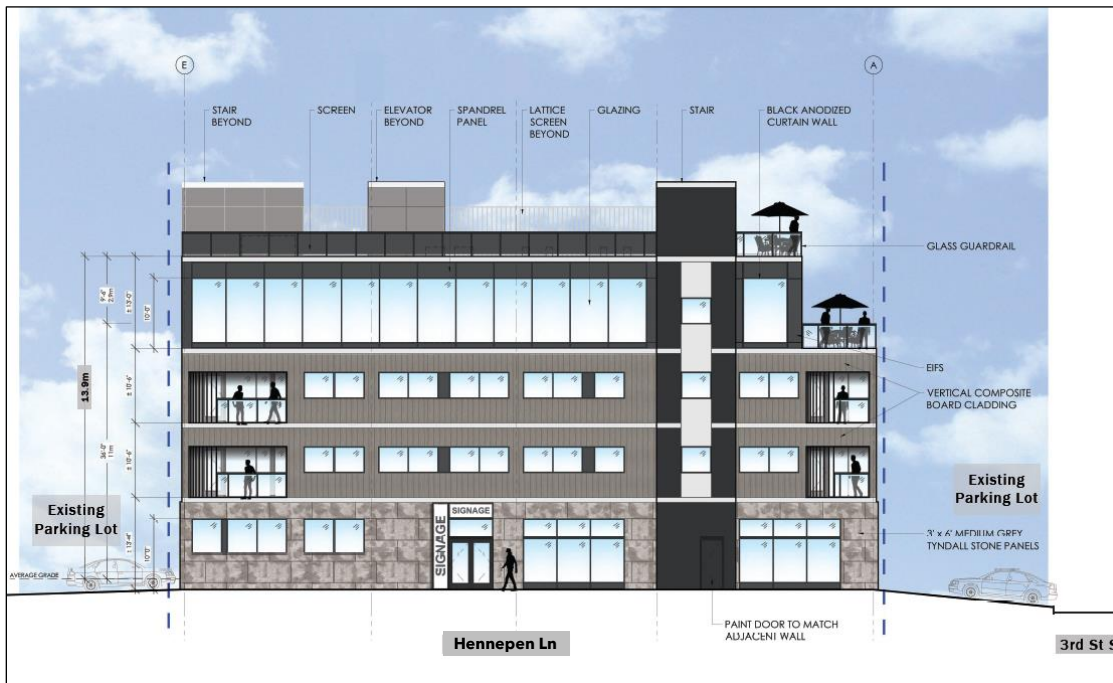


Figure 8: West Elevation - View from Hennepin Lane

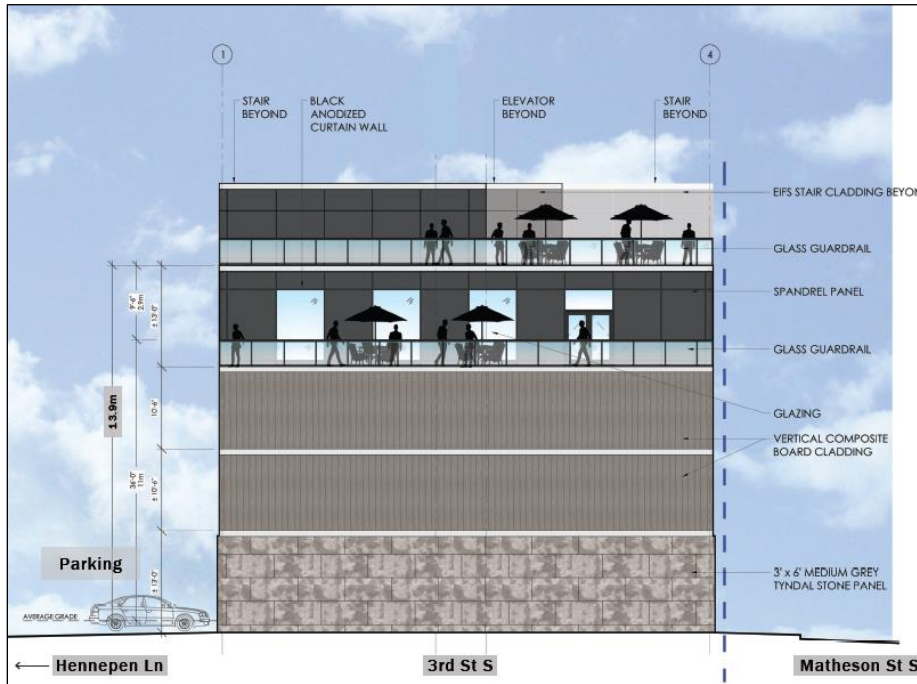


Figure 9: South Elevation - View from 3rd Street South

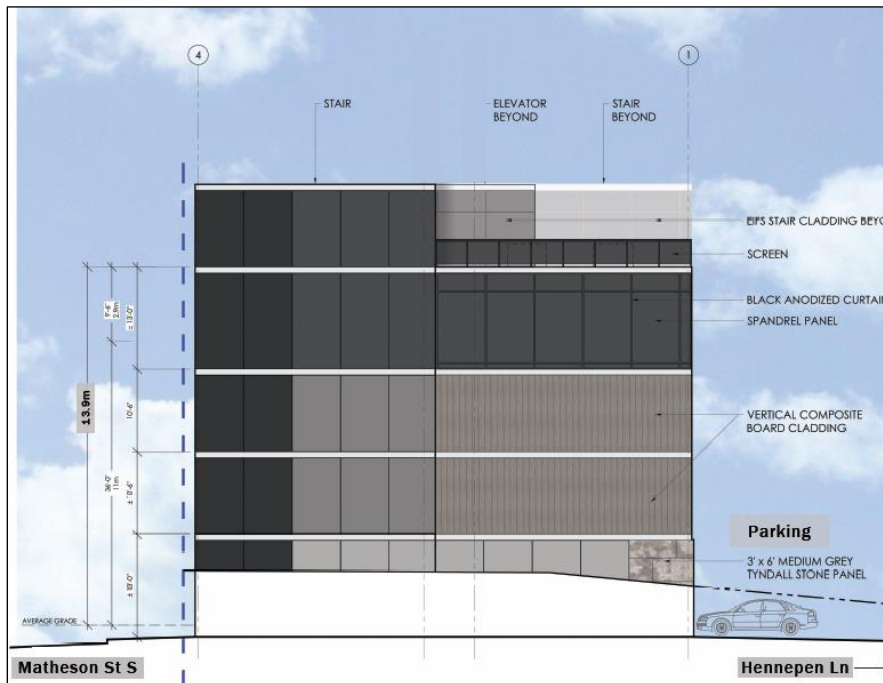


Figure 10: North Elevation - View from Parking Area

In conclusion, based on the extensive due diligence completed by the project team, we believe we have been able to minimize any potential negative impacts while maximizing the benefits. The project team has addressed input and feedback from the City of Kenora planning department and main stakeholders, resulting in changes to the design throughout the planning and design process.

APPLICATION DOCUMENTATION

We have enclosed a copy of each of the following application materials:

- Zoning Amendment Application
- Letter of Authorization (KDSB)
- Planning Rationale
- Current Parcel Register
 - *PIN: 42163-0192 (LT)*
- Site Plan Sketch
- Property Survey

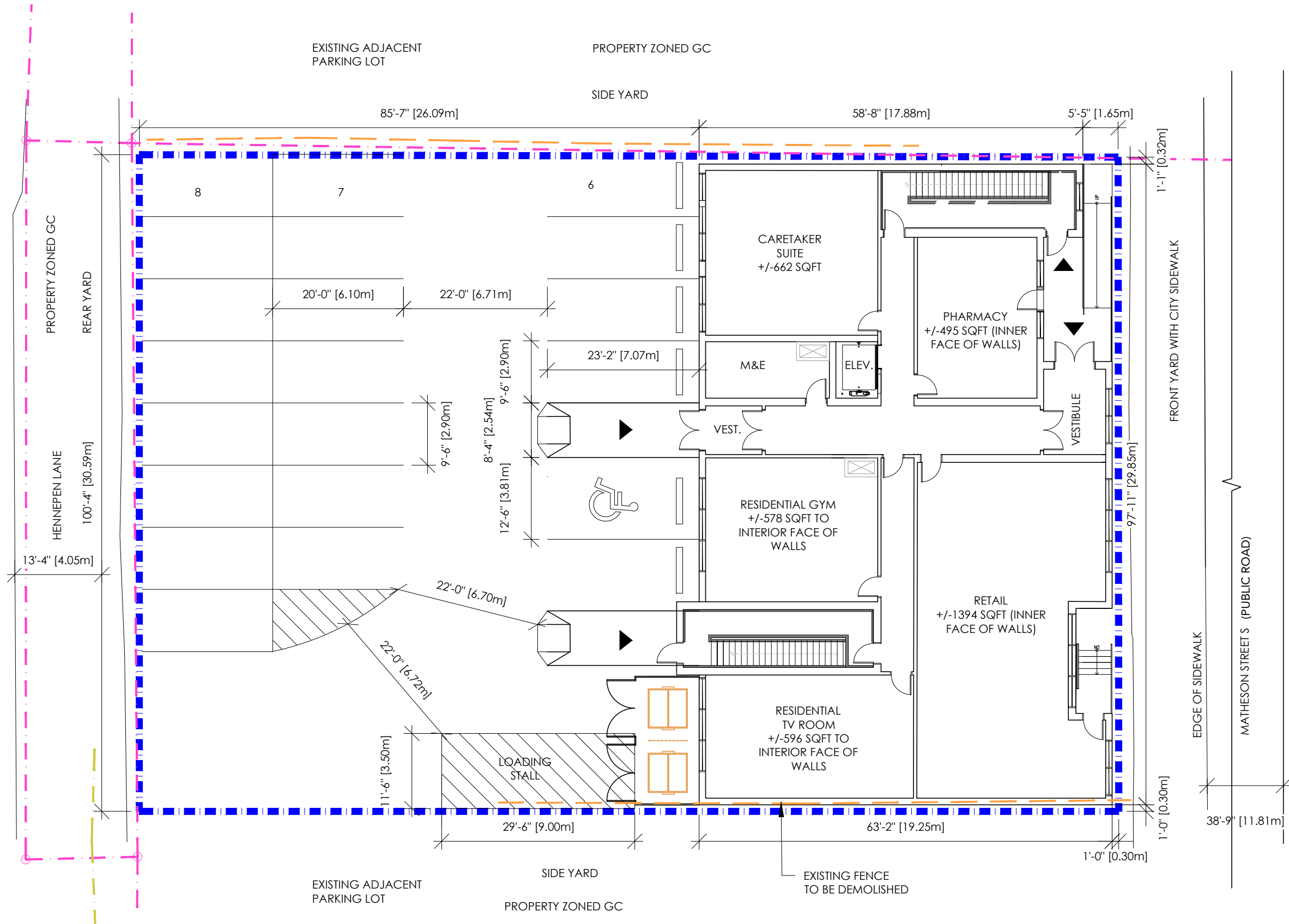
If you have any questions or require additional information, please contact the undersigned at 204-453-8008. We thank you for your consideration and we look forward to meeting with City of Kenora representatives on this file.

Sincerely,



Donovan Toews, RPP, MCIP
Landmark Planning & Design Inc.

CC: Tat-Liang Fabio Cheam - Principal, Nejmark Architect
Fahad Cadili - Landowner
Ben Reynolds - Director of Infrastructure, KDSB



- GENERAL NOTES:**
- DRAWING IS TO BE VIEWED IN COLOUR.
 - EXISTING BUILDING HAS SINCE BEEN DEMOLISHED. NO STRUCTURES REMAIN ON THE SITE.
 - NO EASEMENTS ARE CONTAINED ON THE SITE AS PER THE LEGAL AND TOPOGRAPHIC SURVEY FROM RUGGED GEOMATICS INC. DATED 2021-06-23.

- SITE PLAN LEGEND:**
- PROPERTY LINE
 - BUILDING ENTRY POINT AT MAIN FLOOR LEVEL
 - ACCESSIBLE PARKING
 - EXISTING POWER LINE
 - EXISTING HYDRO POLE
 - EXISTING GAS LINE
 - EXISTING FENCE

SITE ZONING INFORMATION

ADDRESS
216 MATHESON STREET SOUTH KENORA, ONTARIO

LEGAL DESCRIPTION
LT 25-26 BLK 2 PL 3

SITE ZONING
GENERAL COMMERCIAL (GC)

SITE AREA
+/-0.344 ACRES / 15,000 SF

BUILDING AREA
 BUILDING FOOTPRINT = +/-6186 SQFT
 MAIN FLOOR FOOTPRINT = +/-5242 SQFT
 SECOND FLOOR FOOTPRINT = +/-6186 SQFT
 THIRD FLOOR FOOTPRINT = +/-6186 SQFT
 FOURTH FLOOR FOOTPRINT = +/-5869 SQFT

GROSS BUILDING AREA = 23,483 SQFT

DIM. STANDARDS
ZERO YARD SETBACK REQUIREMENTS FOR FRONT, SIDE AND REAR YARDS

PARKING	REQUIRED	PROVIDED
*4th FLOOR CLINIC	5	5
** SUITES OF RETIREMENT HOME OCCUPANCY	8	8
CARETAKER SUITE	1	1
*** RETAIL STORE	7	7
TOTAL PARKING:	21	21

NOTE: SITE PARKING TO BE CONFIRMED ONCE FLOOR PLANS ARE FINALIZED.

NOTE: 1 ACCESSIBLE PARKING STALL REQUIRED AND 1 PROVIDED.

*CLINIC: 5 FOR EVERY PRACTITIONER.
 **RETIREMENT HOME: 0.5 PER SUITE.
 ***RETAIL STORE 3.4 PER 100 SQM OF GROSS LEASABLE FLOOR AREA

LOADING	REQUIRED	PROVIDED
CLINIC	1	1

NEJMARK ARCHITECT

2-54 ADELAIDE STREET
WWW.NEJMARK.MB.CA
P 204 947 3775

WINNIPEG MANITOBA
R3A 0V7
F 204 947 3789

PROJECT

KENORA MIXED USE DEVELOPMENT
216 MATHESON STREET S
KENORA, ON

SHEET TITLE
SITE PLAN

DRAWN BY
MAP

DATE
AUGUST 11, 2022

SCALE
AS SHOWN

COMM. No.
2224

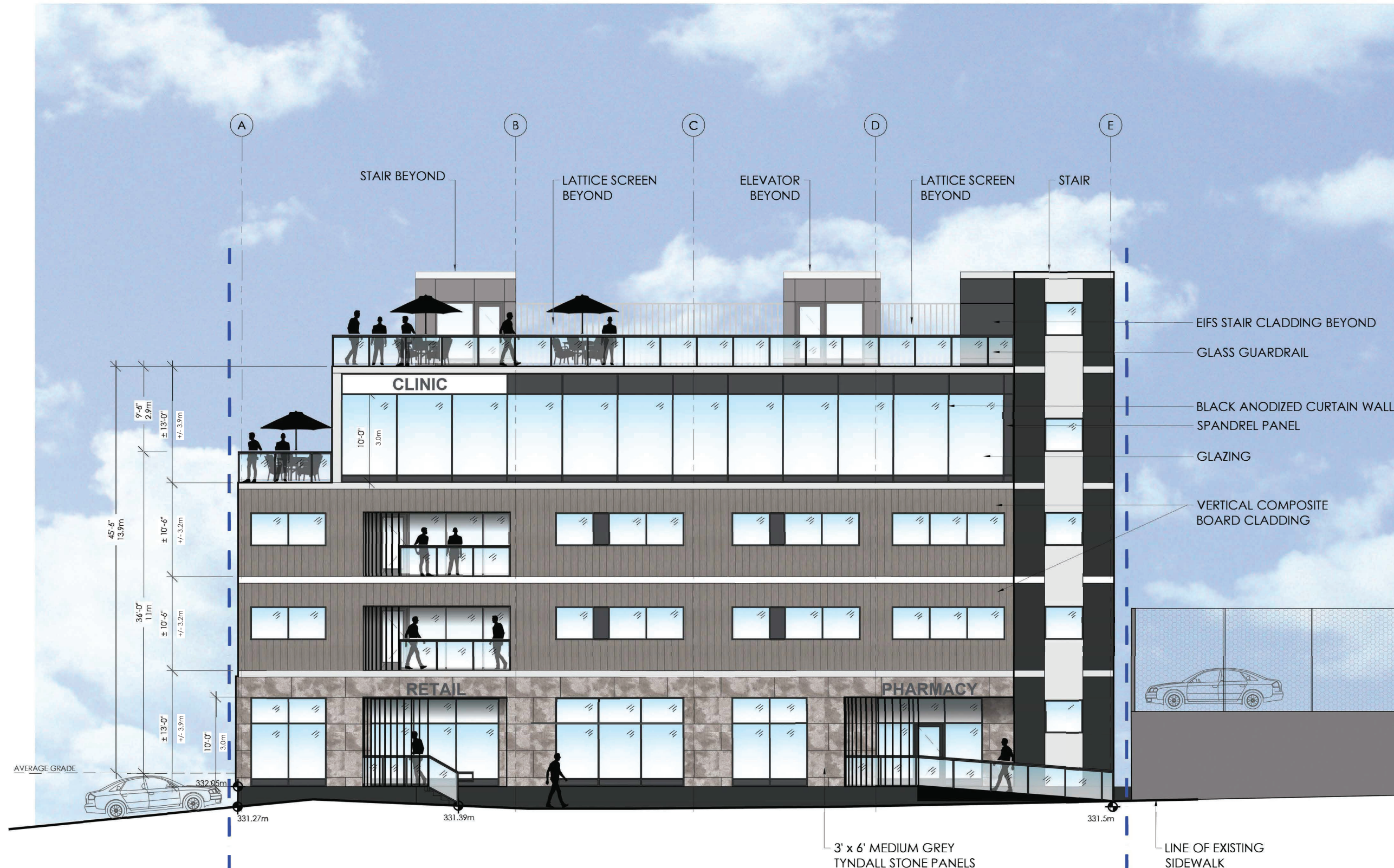
REFER TO DWG. No.
-

DWG No.
SK-01

1	ZONING APPLICATION	AUGUST 12, 2022
No.	ISSUE FOR	DATE

GENERAL NOTES:
 1. DRAWING IS TO BE VIEWED IN COLOUR.

ELEVATION LEGEND
 PROPERTY LINE



3	OWNER REVIEW	2022/07/13	TLC
2	OWNER REVIEW	2022/07/11	TLC
1	OWNER REVIEW	2022/04/29	TLC
No.	ISSUED FOR	DATE	BY
DRAWN BY: EW			
PRINTING DATE: JULY 13, 2022			
STAMP			



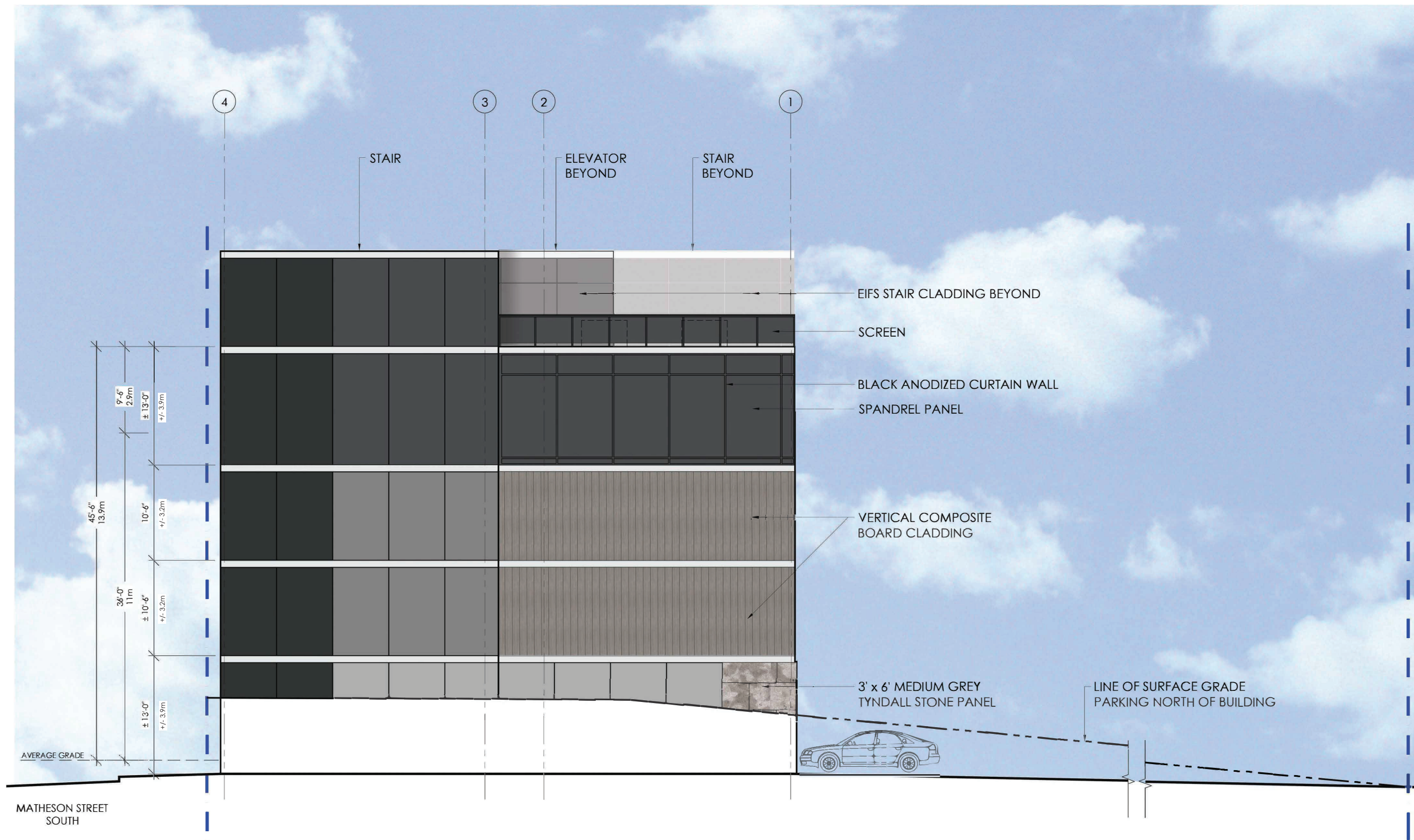
2-54 Adelaide Street Winnipeg Manitoba R3A 0V7
 P 204 947 3775 F 204 947 3789 www.nejmark.mb.ca

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PROJECT TITLE:
KENORA MIXED USE DEVELOPMENT
 216 MATHESON STREET SOUTH,
 KENORA ONTARIO
 SHEET TITLE:
EAST ELEVATION

COMMISSION NUMBER: **2224** SHEET NUMBER: **A4.0**

1 EAST (FRONT) ELEVATION
 4.0/4.0 3/16" = 1'-0"



GENERAL NOTES:

1. DRAWING IS TO BE VIEWED IN COLOUR.

ELEVATION LEGEND

- PROPERTY LINE — — — — —
- ROOFTOP MECHANICAL EQUIPMENT - - - - -
- SURFACE GRADE PARKING NORTH OF BUILDING - - - - -

3	OWNER REVIEW	2022/07/13	TLC
2	OWNER REVIEW	2022/07/11	TLC
1	OWNER REVIEW	2022/06/29	TLC
No.	ISSUED FOR:	DATE	BY

DRAWN BY: MAP

PRINTING DATE: JULY 13, 2022

STAMP

1 NORTH (SIDE) ELEVATION
4:1 4:1
3/16"=1'-0"



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PROJECT TITLE:

KENORA MIXED USE DEVELOPMENT

216 MATHESON STREET SOUTH,
KENORA ONTARIO

SHEET TITLE:

NORTH ELEVATION

COMMISSION NUMBER:

2224

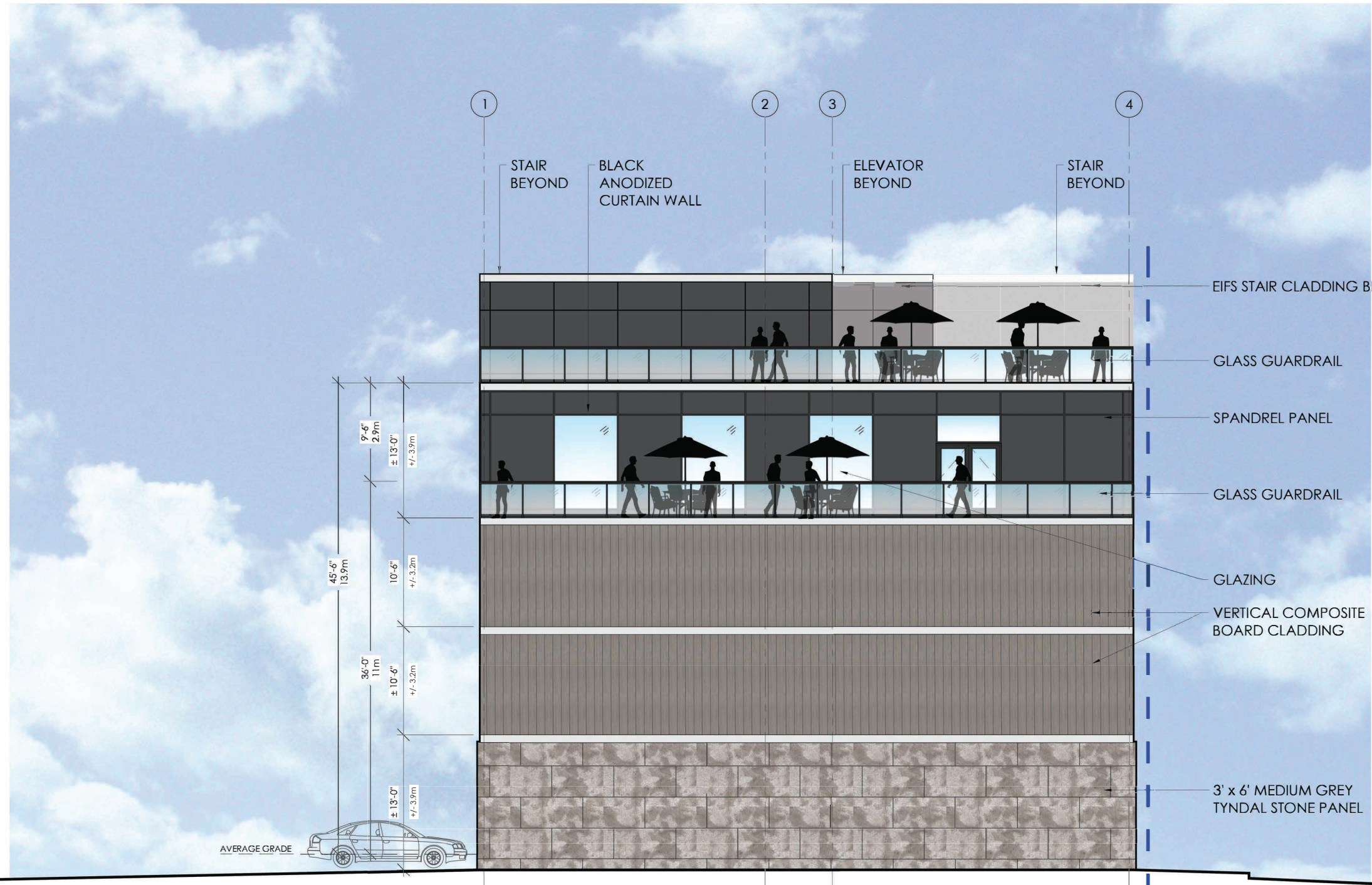
SHEET NUMBER:

A4.1

E:\FILE\2224 - A4 EXTERIOR ELEVATION.DWG

GENERAL NOTES:
 1. DRAWING IS TO BE VIEWED IN COLOUR.

ELEVATION LEGEND
 PROPERTY LINE



EIFS STAIR CLADDING BEYOND
 GLASS GUARDRAIL
 SPANDREL PANEL
 GLASS GUARDRAIL
 GLAZING
 VERTICAL COMPOSITE BOARD CLADDING
 3' x 6' MEDIUM GREY TYNDAL STONE PANEL

1
 2
 3
 4

STAIR BEYOND
 BLACK ANODIZED CURTAIN WALL
 ELEVATOR BEYOND
 STAIR BEYOND

9'-6" 2.9m
 ± 13'-0" ± 3.9m
 45'-6" 13.9m
 10'-6" ± 3.2m
 36'-0" 11m
 ± 10'-6" ± 3.2m
 ± 13'-0" ± 3.9m

AVERAGE GRADE



MATHESON STREET SOUTH

1 SOUTH (SIDE) ELEVATION
 4.3 4.3 3/16"=1'-0"

3	OWNER REVIEW	2022/07/13	TLC
2	OWNER REVIEW	2022/07/11	TLC
1	OWNER REVIEW	2022/06/29	TLC
No.	ISSUED FOR	DATE	BY

DRAWN BY: AMP
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 STAMP



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PROJECT TITLE:

KENORA MIXED USE DEVELOPMENT
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 KENORA ONTARIO

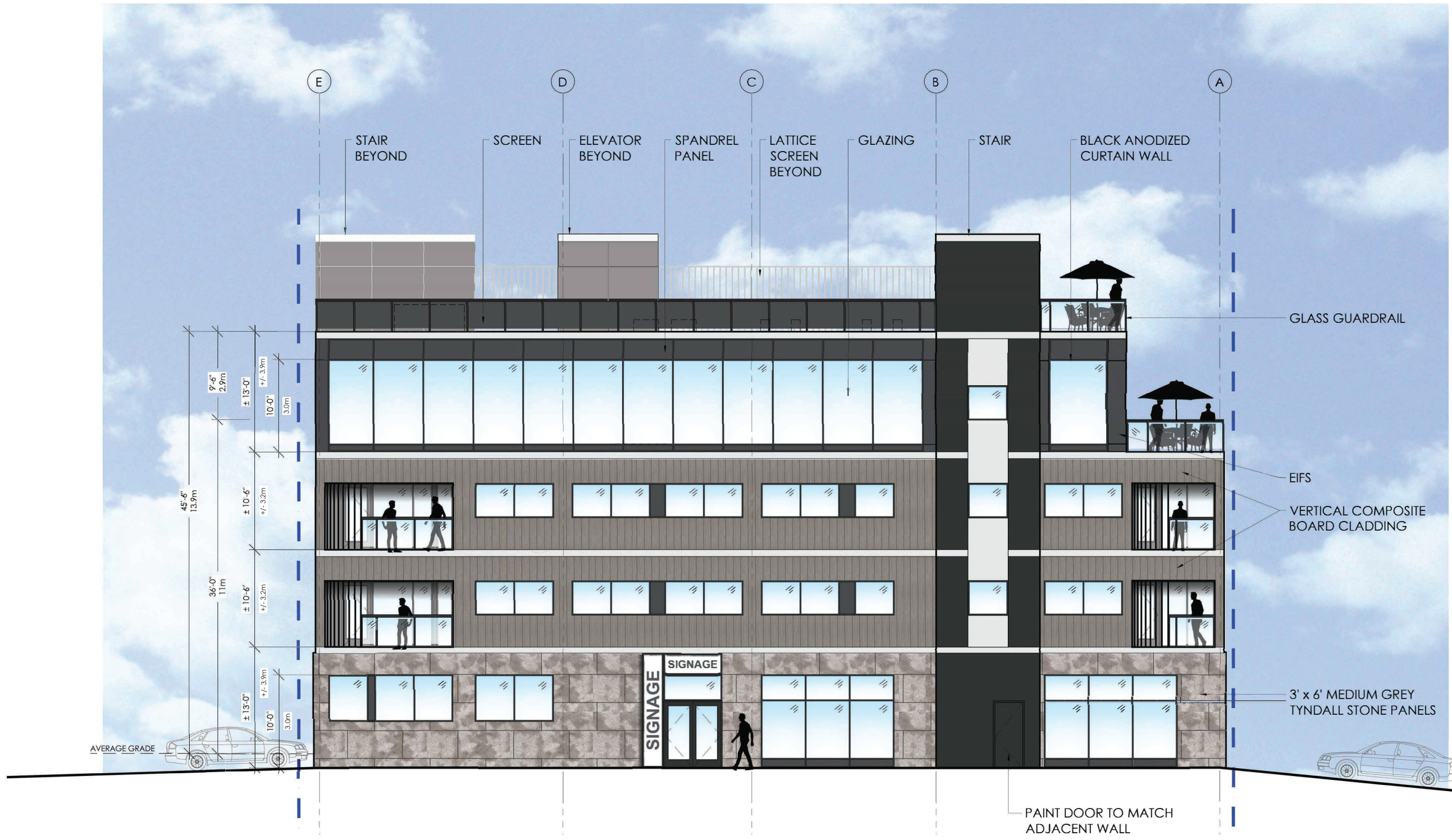
SHEET TITLE:
SOUTH ELEVATION

COMMISSION NUMBER: 2224 SHEET NUMBER: A4.3

FILE: 2224 - A4.3 EXTERIOR ELEVATIONS.DWG

GENERAL NOTES:
 1. DRAWING IS TO BE REVIEWED IN COLOUR.

ELEVATION LEGEND
 PROPERTY LINE ————
 ROOFTOP MECHANICAL EQUIPMENT - - - - -



1 WEST (BACK) ELEVATION
 4.2 4.2 3/16"=1'-0"

3	OWNER REVIEW	2022/07/13	TLC
2	OWNER REVIEW	2022/07/11	TLC
1	OWNER REVIEW	2022/06/29	TLC
No.	ISSUED FOR	DATE	BY
DRAWN BY: MAP			
PRINTING DATE: JULY 13, 2022			
STAMP			

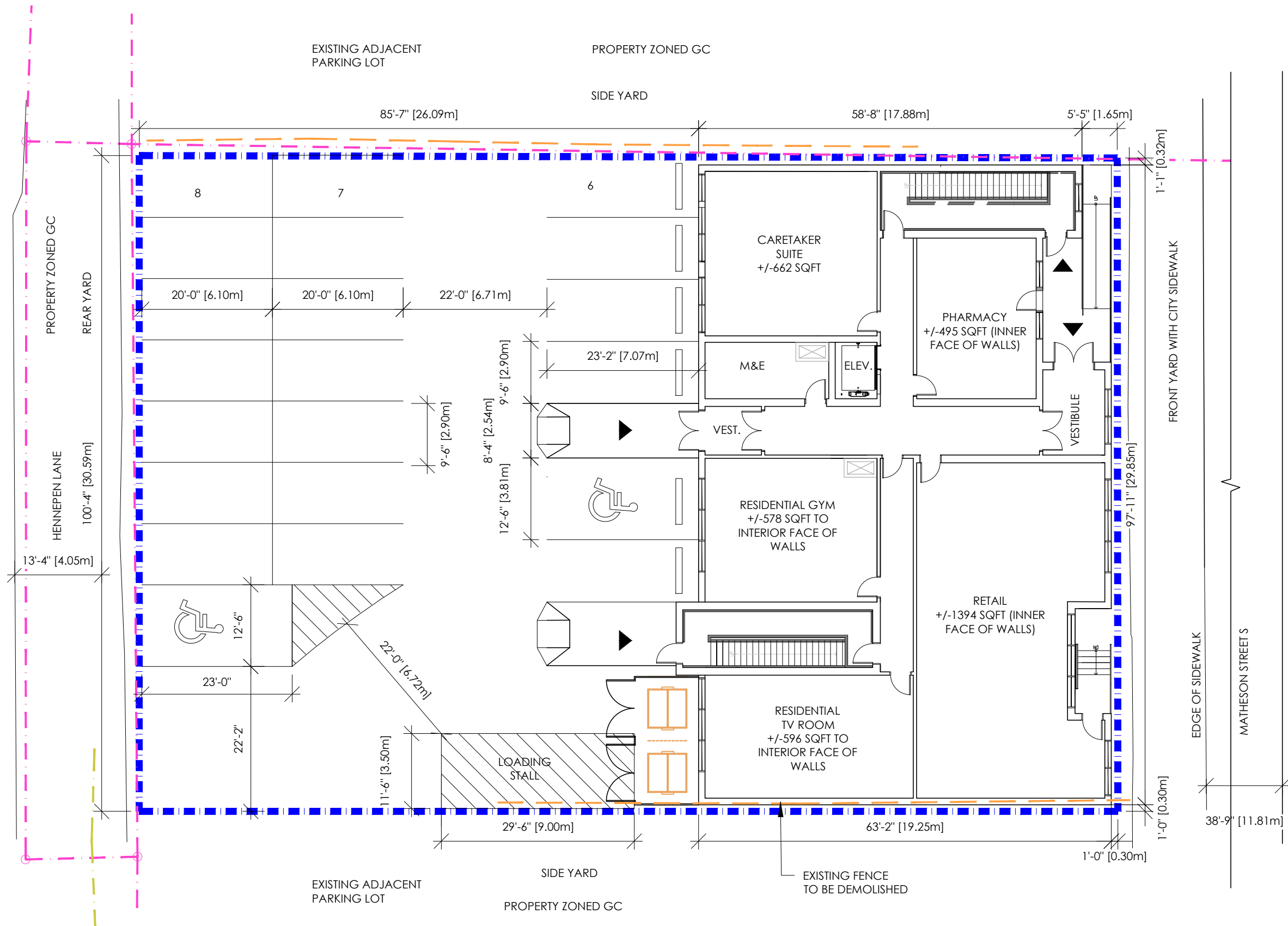
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PROJECT TITLE:
KENORA MIXED USE DEVELOPMENT
 216 MATHESON STREET SOUTH,
 KENORA ONTARIO
 SHEET TITLE:
WEST ELEVATION

COMMISSION NUMBER: 2224
 SHEET NUMBER: A4.2

E:\224 - A40 EXTERIOR ELEVATIONS.DWG



- GENERAL NOTES:**
- DRAWING IS TO BE VIEWED IN COLOUR.
 - EXISTING BUILDING HAS SINCE BEEN DEMOLISHED. NO STRUCTURES REMAIN ON THE SITE.
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 - BUILDING ENTRY POINT AT MAIN FLOOR LEVEL
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 - EXISTING POWER LINE
 - EXISTING HYDRO POLE
 - EXISTING GAS LINE
 - EXISTING FENCE

SITE ZONING INFORMATION

ADDRESS
216 MATHESON STREET SOUTH KENORA, ONTARIO

LEGAL DESCRIPTION
LT 25-26 BLK 2 PL 3

SITE ZONING
GENERAL COMMERCIAL (GC)

SITE AREA
+/-0.344 ACRES / 15,000 SF

BUILDING AREA
BUILDING FOOTPRINT = +/-6186 SQFT
MAIN FLOOR FOOTPRINT = +/-5242 SQFT
SECOND FLOOR FOOTPRINT = +/-6186 SQFT
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GROSS BUILDING AREA = 23,483 SQFT

DIM. STANDARDS
ZERO YARD SETBACK REQUIREMENTS FOR FRONT, SIDE AND REAR YARDS

PARKING	REQUIRED	PROVIDED
*4th FLOOR CLINIC	5	5
** SUITES OF RETIREMENT HOME OCCUPANCY	8	8
CARETAKER SUITE	1	1
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LOADING	REQUIRED	PROVIDED
CLINIC	1	1

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F 204 947 3789

PROJECT		KENORA MIXED USE DEVELOPMENT 216 MATHESON STREET S KENORA, ON	
SHEET TITLE	DRAWN BY	DATE	SCALE
SITE PLAN	MAP	AUGUST 11, 2022	AS SHOWN

COMM. No.	2224	
REFER TO DWG. No.	-	
DWG No.	1	ZONING APPLICATION
	No.	ISSUE FOR
		AUGUST 12, 2022
		DATE

Good afternoon, Mayor and Council,

1. I am _____ known as _____ owner and operator of _____ Kenora at _____ : property.
2. This is not my first time addressing the parking shortage. It seems to be a continuous issue that I have to address the lack of parking in the downtown core of Kenora. It is tiresome.... Because the problem for lack of parking has not been resolve for decades.
3. Parking has been a historic problem for the business people on Main Street.
4. The Town of Kenora owned the property where Shoppers Drug Mart and the Boathouse Restaurant are located. The Town of Kenora sold the property for \$350,000 (Canadian Tire). They could have used this property for parking.
5. The Town of Kenora, Chamber of Commerce and the Local Surveyor began to expropriate the business people's property for parking on the "Lakefront" which is known as the "Harbourfront Parking Lot". They took 10 lots and some business owners also lost their water lots for the business people on Main Street.
6. After the development of the "Harbourfront Parking Lot" there was still a shortage of parking for the business people in Kenora.
7. Historically the business people had to pay the Town of Kenora/City of Kenora \$5,000.00 for each parking spot that they were not able to provide.

(Reference: Minutes of Planning Advisory Committee March 15, 2016, OPA 2/16-page 4 paragraph 8 "...The Secretary Treasurer...noted that in the past if a business within the Harbourfront center was unable to provide parking they would pay \$5000 for each parking stall which they could not provide...")

8. Today, the Zoning By-law states that you have to provide parking within 90 metres. This was not been addressed in the amendment.

(Reference: Zoning By-Law 3.23.8)

9. Lack of parking continues to have a ripple effect on the business people in Kenora including myself.
10. In my appeal with the OPA2/16, it was stated that there was lots of parking for 200 Main Street South customers to park at the Harbourfront Parking Lot or to park at the other parkades. This is false because;
 - a) Chipman Street – is reserved long-term
 - b) Matheson Parkade- is revered long-term
 - c) Harbourfront South Parking lot- #1-30 parking spots are reserved long-term
 - d) Bernie Drive North Harbourfront Parking Lot - is reserved long-term

e) City Hall Parking – is 15 minutes
amendment D14-19-10 Page 2

Dec. 11, 2019 Public Hearing Kenora parking

11. Over the years the City of Kenora has continued to remove the parking spaces from the “Harbourfront Parking Lot” or closed the Harbourfront Parking lot for days at a time for events. The City of Kenora also have been closing Main Street to hold events. (The entire block). This is for the business people on Main Street which has put additional strain on parking for the other business people near by.
12. Instead of adding additional parking at the Kenora Mall for \$100.00 per parking spot, it has tried to relocate the Harbourfront parking to the Kenora Mall. There is also a lack of property/space and that does not include the costs of relocating the parking lot, and the development of it.
13. Metered parking has become an increasing business for the City of Kenora by enforcing Saturday pay parking because of the shortage of parking. The demand of parking probably will increase. Which means the City of Kenora can increase the parking rates anytime because everything is done electrically now and through an app.
14. Apparently, there is a shortage of parking at the Court House for staff which I have already addressed.
15. Kenora Veterinary Clinic and Frosted Foods Kenora, which are located on Matheson St S are two (2) businesses that are very busy. Both establishments do not have parking and rely on metered parking for their businesses. I know this because I have a dog and I shop at Frosted Foods Kenora.
16. The business people and their employees are parking in front of other business owners’ businesses taking up their parking spots.
17. As a business owner I continue to pay for parking and trying to supply my customers with parking. I am also dealing with the parking interruption of other businesses that do not have enough parking or want to free up their parking for their business. I believe most of the business people feel the effect when the Harbourfront Parking Lot and/or Main Street is closed for events. It is because the City of Kenora has not dealt with the ongoing lack of parking in the downtown core of Kenora.
18. My only suggestion for File Number D14-22-06 is to omit the retail space, ground-floor caretaker suite in order to find a way for underground parking or to find the required parking spaces within 90 meters of their site.

Sincerely,

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O.1990, c. M. 56

Thu, Aug 25, 3:19 PM

Hi! How are things?

Just wondering...I start a new job at the Courthouse. There's no parking there. Would I be able to park at your house? I'd pay you when I get my first pay 😊

No, because I pay for two parking spot. You could try the Harbourfront. They have monthly rental

You would have to call the city of Kenora

Ok



Text Message



Kevan Sumner

From:
Sent: Thursday, September 8, 2022 2:13 PM
To: Planning; Melissa Shaw; RSVP@landmarkplanning.ca; Kevan Sumner; info@landmarkplanning.ca
Subject: feedback for landmark development from neighbour LJ
Attachments: Screen Shot 2022-09-08 at 1.03.43 PM.png

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Landmark Team,
New owners, and all officials from the City of Kenora involved,

My name is
Just a few points here I would love to give,

I am a neighbour across the street from the development. I was at the open house. We were not made aware at this time that the building was for a senior community, that is why I suggested the bike room, after learning this at the online meeting I can understand it won't be as important now.

I am, however, really shocked to learn that you will not be assigning each unit a parking space. With 2 bedroom units offered this is very unfair. Many seniors still drive and take pride in owning their car and having a license and most will have cars, also even if they do not, they will all have visitors, and or caregivers on a daily basis where they can use their parking spot. I have lived in condos and apartments for more than 20 years and I have never heard of a unit for rent without parking... not even in downtown Vancouver! Not offering this puts a strain on the private parking and road parking. I don't think it is responsible for the developers to do this, nor should the City of Kenora should allow it.

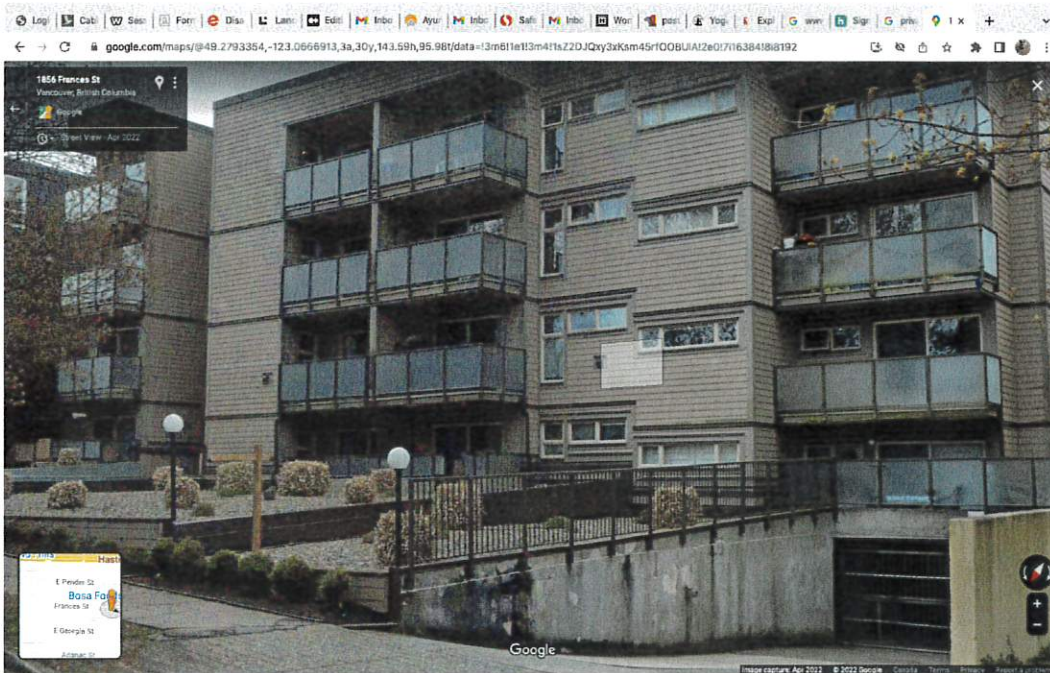
As a neighbour directly across the road I have a request about privacy.

The 2nd and 3rd floor living units will have a direct view into our suites, and vice versa across the road for myself and my neighbours in the red house and in the apartments above Lees.

My request is that the new balcony walls have a cloudy or opaque sheen to offer more privacy, instead of the clear glass that was on the diagrams in the Zoom presentation.

This will be much more comfortable for everyone... Especially when the residents are on their balcony, it will be more comfortable for them, and for us in our homes, and they will still get a great deal of light with their glass balcony doors. I can say, once again, from a great deal of experience from owning and renting condos for 20+ years, that the balconies with opaque railing walls are much much more comfortable. You will not have the residents designing their own makeshift ways to get more privacy which is often hard to deal with, also you cannot see everything they have on their balconies as well, which is sometimes unsightly!

Attached is a screenshot from Google Maps of my previous condo in East Vancouver. We chose this balcony style together on the strata specifically. You'll see the cloudy sheen which still offers light, but also privacy. I also recommend venetian slat blind for privacy.



Also I am hoping that you consider sticking to the bylaw of 3 stories. This will greatly ease the strain of parking, and even out the skyline and not be as abrasive. I believe that our downtown has a big responsibility being on the lake of the woods, to respect that THIS is a HUGE main attraction here, and people move here for this lake, and having this lake view and skyline view downtown which cannot have a dollar value attached to it. The bylaw is supposed to protect our view of the lake and sky and you are not protecting us. I feel you are putting money above all. This development can be amazing at 3 stories plus rooftop patio (which I believe is 4 floors anyway) but pushing so many amendments, esp this one, is not fair. 2 meters taller is a HUGE deal to use neighbours directly affecting the skyline and view. Also, this is giving the green light for all the future buildings to be 4 stories, and that is unsustainable in our small community downtown. What if the neighbours build soon and request 5 stories? Basically you're setting the standard now that everyone can do this from here on in, and this is not the standard to set. I don't believe this to be responsible. Our landscape downtown gradually slopes downward going South and this tall building now so close to the water does not follow this landscape. Taller buildings belong more north for the many reasons above.

Also have you thought about pets? i am sure you have.

Whether you allow them or not, you Have to allow service dogs. With this population you will have service dogs you cannot discriminate against. Dogs have to do their business..... Often. You will have to have a large patch of grass available to grow for this, or you will have many seniors dragging their dogs to strange places in the ally to hurry to allow them to pee before they pee inside etc. It should be easy and very accessible both for the service dog and senior. This will avoid a lot of hurried crossings in front of speeding cars on matheson st to get to the grass on 3rd street. I am a dog owner you are going to have to trust me on this.

Also, from a great deal of personal experience now, I can safely say that if the neighbour next door builds, they will not attach to the building. Even though everyone at City Hall (thank you Kevan and Melissa) has this knowledge and the bylaw says so, there is so much more involved now with fire code, building code, insurance, etc. that the days of attached buildings downtown are a thing of yesteryear. Thank you for all the conversations though but I am very informed now and I am sure it will not happen,

so I thought I might as well tell you what my further research brought, and for this reason the SOUTH facing wall could have windows without fear of building attachment. I am sure this is a risk that won't be taken but just wanted to let you know what my research brought because of my own situation. Seems such a shame to have the whole wall of the south facing units there to not have windows.

Also lastly just to mention briefly to please have the entrances and exits with Video Surveillance. This is even more important to have than extra lighting, as the street lights are very bright here, but video surveillance at all new builds should be mandatory now downtown.

Any feedback to this feedback is also very welcomed and appreciated,
Many thanks,
Your neighbour,

Personal information including mailing addresses and phone numbers have been concealed by the City of Kenora in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O.1990, c. M. 56



PLANNING ADVISORY COMMITTEE MEETING RESOLUTION

MOVED BY:

SECONDED BY:

DATE: September 6, 2022

RESOLVED THAT the **PLANNING ADVISORY COMMITTEE** recommends that the Council of the Corporation of the City of Kenora approve Application for Zoning By-law Amendment, File No. D14-22-06, for subject property located at 216 Matheson Street South and identified in Schedule A.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject property from "GC" General Commercial Zone, to "GC[53 or 54]" General Commercial, exception [53 or 54] Zone.

In the case of Exception [53 or 54], the following site specific provisions shall apply:

1. Permit the location of a dwelling unit on the ground floor of a multi-storey building
2. Permit the location of a commercial use on the fourth floor
3. Reduce the number of required parking spaces from 1.5 parking spaces plus 0.2 visitor parking spaces per dwelling unit (total of 1.7 parking spaces per unit) to 1.0 parking spaces per unit
4. Increase the maximum permitted building height from 11.0m to 13.9m.

The effect of the Zoning By-law Amendment is to rezone lands to permit the future redevelopment of the property with mixed use similar to existing development within Harbourtown Centre.

The Committee has made an evaluation of the application upon its merits against the Official Plan (2015), Zoning By-law (101-2015), and the Provincial Policy Statement, 2020, and provides a recommendation to Council purely based on these matters; whereas the Committee may not have had the opportunity to hear public comments in full.

DIVISION OF RECORDED VOTE				CARRIED _____	DEFEATED _____
Declaration of Interest (*)	NAME OF PLANNING MEMBER	YEAS	NAYS	CHAIR _____	
	Richards, Bev	√			
	Price, Chris		√		
	Kitowski, Robert	√			
	Pearson, Ray	√			
	Barr, John	√			
	McDougall, John	√			

Schedule A

Subject lands, 261 Matheson Street South, Kenora, ON





City of Kenora
Planning Advisory Committee
60 Fourteenth Street N., 2nd Floor
Kenora, Ontario, P9N 4M9
807-467-2292

Minutes
City of Kenora Virtual Planning Advisory Committee
Regular Meeting held by way of Zoom Meeting
Tuesday, September 6th, 2022
6:00pm (CST)

In Attendance:

John Barr, Member
John McDougall, Member
Ray Pearson, Member
Chris Price, Member
Bev Richards, Member
Robert Kitowski, Chair
Kevan Sumner, City Planner
Melissa Shaw, Secretary-Treasurer
Heather Pihulak, Acting Manager of Development Services

Regrets:

None

DELEGATION:

- i. The Chair called the meeting to order at 6:00 p.m. and read through land acknowledgement and the meeting protocol.
- ii. Declaration of interest by a member for this meeting or at a meeting at which a member was not present- there were none.
- iii. Correspondence relating to applications before the Committee
 - There were none.
- iv. Consideration of an Amendment to the Zoning By-law
 - D14-22-06, Matheson Street
- v. Adjourn

Link to video recording of meeting:

https://us06web.zoom.us/rec/share/BoWSw4UDiu2iHHErBfnhfxaboZazXQyvizZqv0q4jo7o05pDwUAnjMo_t0JeCx51.CkPM7U6cInug7ZsG?startTime=1662504466000
Passcode: 3Z.GS0Q?

Full minutes will be released at a later date, prior the next Planning Advisory Committee meeting on September 20th, 2022.

Minutes of the Kenora Planning Advisory Committee meeting, Tuesday September 6th, 2022 will be approved on the 20th day of September, 2022.

Chair

Secretary-Treasurer, Melissa Shaw