



City of Kenora
Planning Advisory Committee
60 Fourteenth St. N., 2nd Floor
Kenora, Ontario P9N 4M9
807-467-2059

MINUTES

**CITY OF KENORA PLANNING ADVISORY COMMITTEE
SPECIAL MEETING TO BE HELD IN THE PLANNING, BUILDING AND
ENGINEERING BUILDING, 60 FOURTEENTH ST. N,
January 7, 2008
3:30 P.M.**

Present:

James. Tkachyk	Chair
Joyce Chevrier	Vice Chair
Art Mior	Member
Wayne Gauld	Member
Colin Bird	Member
Terry Tresoor	Member
Tara Rickaby,	Assistant Secretary Treasurer
Jeff Port,	Secretary Treasurer

PART A PLANNING ADVISORY COMMITTEE

- I. CALL MEETING TO ORDER: Meeting called to order at 3:35 p.m.
- II. CONFLICT OF INTEREST None
- III. NEW BUSINESS:
 1. Application for Amendment to Zoning By-law Z01/08 Qualico

David Nelson, of Nelson Architecture, and Eric Vogan, Land Development Manager for Qualico Communities, introduced themselves.

David Nelson explained the project, using a power point presentation, and indicating that, as part of the company's due diligence, an environmental impact study was performed, along with both Phase I and II Archeological Reports and a traffic study. Mr. Nelson described the property in detail and noted that the developer wishes to use its diversity and maintain natural features to the benefit of the project.

The property will be serviced by a single access road; the Developer is currently negotiating with the neighbour to the east to permit a fire access lane on the east end. Parking facilities exceed the Zoning By-law's requirements by approximately 50%; resident parking will be covered and visitor parking is included in the proposal. Docking is provided for each residential unit, and some visitor slips will also be designed.

A natural wetland area, in the centre of the property, is proposed to be slightly manipulated in order to provide on site storm water retention. The Developer hopes to be able to maintain the wetland itself because of its natural filtration system. The aim of the Developer is to leave the property as natural as possible; trees will be maintained as much as possible and supplemented.

The floor plans and conceptual drawings of residential were distributed. The Developer is striving to give the development a distinctly Lake of the Woods flavour through design and materials. The proposal calls for various duplex and quad designs as well as two 20 unit apartment-style condominium buildings. Every unit will have a view of the water.

The density is on the low side of medium and the projected lot coverage is 16%. All setbacks, required by the Zoning By-law, have also been preserved. The Developer is requesting a change to the maximum height of the buildings from 10 metres to 15 metres in order to accommodate covered parking and a sloped roof of the 20 unit buildings.

The recommendations of the traffic study were reviewed; a westbound slip lane is recommended; this will be discussed further with the City.

The design of the parking structure was discussed.

Mr. Nelson indicated that service lines may or may not run along the access road, depending on costs.

Parking requirements were discussed further; the Committee recommends that additional visitor parking be considered in order to reduce issues in the summer months.

Servicing capacity and design and fire access and suppression were discussed.

Mr. Vogan explained that the idea is to encourage this development to be a “non-vehicle” development and that by maintaining as many natural features as possible and possibly providing “off road” walking trails, this may be accomplished.

Issues such as solid waste collection will be addressed through site plan control.

The City Planner provided a planning report and commented that the Developer has done a good job of reducing the impact of the development using landscape and architectural techniques. He stated that the Official Plan and Provincial Policies have been maintained; the development is considered to be infilling and intensification. Mr. Port noted that the current HC zone has many permitted uses that would have a much greater impact on traffic etc., than this project will have. He commented on servicing and the traffic study recommendations and noted that the fishery assessment findings have been considered in this proposal.

The planning report included a recommendation to approve the rezoning of this property to R3 with a maximum height of 15 metres.

Moved by: Terry Tresoor Seconded by: Joyce Chevrier

THAT the site specific application Z01/08 (Qualico) to rezone the “Abitibi Staff House” property from HC - Highway Commercial to R3 – Residential Third Density be approved along with a maximum height limit of 15 metres.

CARRIED

VIII. ADJOURN

Moved by: Terry Tresoor

THAT the December 5, 2007 Special Meeting of the Kenora Planning Advisory Committee adjourned at 4:50 p.m.

CARRIED

ADOPTED AS PRESENTED THIS 15th DAY OF JANUARY, 2008

CHAIR

SECRETARY-TREASURER