

December 1, 2009



City Council Committee Report

To: Mayor & Council

From: Tara Rickaby, Planning Administrator

Re: Bruce Krawicki Limited Site Plan Agreement (Changes of Latitude Marina)

Recommendation:

THAT the City of Kenora releases the current letter of credit associated with the development of a parking lot and docking facility owned by Bruce Krawicki Limited, to be replaced with financial security in the amount of \$2,500.00, which security will be released upon completion of the resurfacing, painting of stalls and reconfiguring of the dock structure to 38 stalls.

Background:

On January 19, 2009, the City of Kenora entered into a Site Plan Agreement with Bruce Krawicki Limited for the development of a 38 stall parking lot on Lakeview Drive. The purpose of the parking lot is to service the new "Changes of Latitude" marina/docking facility. There is to be one parking stall for each docking space at the marina. The City of Kenora has a financial security to ensure the proposed development is built according to the provisions set out in the site plan agreement.

Subsequent to the approval of the above noted site plan agreement, Mr. Krawicki made an application to the City of Kenora Planning Advisory Committee (PAC) for a variance to the parking stall size. The zoning by-law requires parking stall 6 metres long by 3 metres wide, with a 7.5 metre drive aisle. The PAC approved a parking stall variance that required a space to be 5.79 metres long by 2.89 metres wide, with a drive aisle width of 6.07 metres.

In early August, a site visit concluded that:

1. All of the lower stalls were 5.3 metres in length, and not in compliance.
2. All of the "Small Cars Only" stalls were not in compliance.
3. All of the upper stalls were 4.9 metres in length, and not in compliance.
4. The end stalls in the upper area were also too narrow at 2.79 metres in width.
5. The drive aisle in the upper area was 5.3 metres in width, and not in compliance.

None of the parking stalls are in compliance with all of the width, length and aisle width provision of the variance to the zoning by-law.

Mr. Krawicki subsequently applied for another variance to the reduced stall size, which was refused. Mr. Krawicki made the following alterations, which were inspected by Jeff Port on November 26, 2009:

1. The existing retaining wall has been re-constructed for the upper parking lot, thereby increasing the aisle width, and parking stall length. The upper lot now is in compliance with the zoning bylaw, as amended. There are 26 parking spaces. Some remedial asphalt patching work and repainting is still required.
2. The lower parking lot will be reconfigured, and has 8 parking spaces, to be painted out.
3. Four (4) parking spaces in front of the existing house have been constructed along Colonization Road.
4. There are a total of 38 parking spaces available for marina parking, with a minimal amount of remedial site works required for completion.
5. The docking can be reconfigured to total 38 docking slips. This work will be completed in the spring of 2010.

An entrance permit has been issued by the City of Kenora Roads Supervisor.

Budget: NA

Communication Plan/Notice By-law Requirements:

Property and Planning Agenda, Council Agenda, Finance, Applicant