

Planning Report

Z08/10 City of Kenora

Kenora Planning Advisory Committee – November 16, 2010

Council of the City of Kenora – November 18, 2010

Recommendation:

THAT the Council of the City of Kenora approves Application Z08/10 to amend Zoning By-law No. 160-2010 specifically at property described as 1215 Minto Crescent, Plan M 586 LOT 13 PCL 31166, from R1 – Single Density to R2 – Residential, Second Density. The effect of approval is to permit the construction of a two storey duplex affordable housing unit which meets the intent and purpose of the Official Plan and Zoning By-law and has regard to the Provincial Policy Statement (2005).

Purpose of Application: The City of Kenora wishes to rezone lands described as 1215 Minto Crescent, Plan M 586 LOT 13 PCL 31166 from R1 – Residential, Single Density to R2- Residential Second Density .

Effect of Approval: The lands would be transferred to Aamikkowiish Non-profit Housing for construction of a two storey duplex affordable housing unit.

Provincial Policy Statement (2005)

This development represents infilling or intensification in an efficient manner as the lot fronts the municipal roadway and sewer and water services are available. The use of the land for a duplex dwelling is characteristic of the neighbourhood which is the location of a mixture of densities from R1 (single family) to R3 (multi-family, apartments) and therefore this is an efficient use of land and resources as no expansion is required (Section 1.1.3.2 , 1.1.3.7, 1.4.2c,d PPS 2005).

City of Kenora Official Plan:

Section 2.2 Guiding Principles and Objectives

2.2.3 Principle 3 – Affordable Housing

Kenora shall support the location of affordable housing in an integrated manner within new or existing development.

Objectives:

To provide a range of housing opportunities types that shall meet the physical and financial needs of an aging population and be able to provide a timely response to housing needs associated with a diversified economy.

4.1 ESTABLISHED AREA

The Established Area of the City includes residential, commercial, existing industrial and institutional uses that presently exist in the City. The designation of lands as Established Area indicates that there will be little change in these areas over the lifetime of this Plan.

4.1.1 Permitted Uses

Residential, commercial, industrial and institutional uses such as schools, places of worship, hospitals and health care centre shall be permitted in the Established Area designation.

4.1.2 Established Area Policies

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 to the Zoning By-law.

A major change in use in the Established Area shall require an amendment to the Official Plan. Major changes in the use include: high density residential, large scale commercial/retail, industrial uses or transportation corridors.

The change in permitted uses, from the R1 – Residential, Single Density zone to R2 – Residential Second Density zone is a minor change to land use and complementary to the character of the neighbourhood and therefore meets the intent of the City of Kenora Official Plan and therefore there is no requirement for an Official Plan amendment.

Kenora Zoning By-law No. 160-2010, as amended

Section 4.2 R2 – Residential Second Density permits a duplex dwelling as a use, and defines a duplex dwelling as follows: **Duplex dwelling**, which means the whole of a two-storey building divided horizontally into two separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

Lot Size and Frontage:

The lot size and frontage meets or exceeds the required size of 450 square metres and 15 metres of frontage on Minto Crescent.

Character of the neighbourhood:

Historically, the Minto area is a neighbourhood of mixed densities: there are multi-family units one block south of the subject lands. There are 3 multi-family apartment buildings located directly west of the subject lands. There are semi-detached dwelling units located on the same side of the street, one block south and scattered semi-detached dwelling units across the street, within the same block of the subject lands. Please refer to attached photographs.

This is an infill lot in an older (1970s) plan of subdivision.

Servicing:

The Operations Department indicates that water and sanitary sewer services are available at the lot line.

Parking:

Each residential unit requires 1 parking stall; the site plan indicates this to be the case. No visitor parking is required per the Zoning By-law. Section 3.29.4 permits parking spaces in the R2 zone to be accessed directly onto a public road.

Recommendation of Kenora Planning Advisory Committee (November 16, 2010):

Moved by: Art Mior

Seconded by: Ted Couch

THAT the City of Kenora Planning Advisory Committee recommends approval by Council of Application No. Z08/10 City, for property described as Minto Crescent, Plan M 586 LOT 13 PCL 31166, from R1 – Single Density to R2 – Residential, Second Density, to permit the construction of a duplex residence as the use is appropriate to the area, is in compliance with the intent of the City of Kenora Official Plan and Provincial Policy Statement (2005).

CARRIED