



TOWN OF ATIKOKAN

Minutes

For a Public Meeting to discuss proposed Zoning By-Law
Amendment:

File #01-2022 – Lots 37, 38, 44, 45, 46, 47, 48 and 49, Plan
SM201 with road frontage on Partridge Street and
Dorothy Street

May 30, 2022 4:00 PM
Town Hall – Council Chambers
120 Marks Street

*Atikokan, the Canoeing Capital of Canada, is a safe, healthy community with a
diverse economy, strong ties to the wilderness, and a creative spirit.*

Call to Order

Present: Mayor Brown; Councillors Burns, Ferguson, Johnson, Makarenko, Shine, Stimson; Clerk Bates;
Deputy Clerk Fraser; CAO Young; Treasurer Coulson.

Mayor Brown called the meeting to order at 4:00 p.m. He declared the meeting open pursuant to
Section 34 of the Planning Act and reviewed the process for the meeting.

Council Declaration of Pecuniary Interest & General Nature Thereof

Council members with an obligation to disclose their interest in any matter of Council business under
the *Conflict of Interest Act* were requested to do so. None so declared.

Public Meeting for Proposed Zoning By-law Amendment

Clerk Bates provided an overview of the ways in which notice of the meeting was given and read the
following list of written submissions prior to the meeting.

1. Linda Morelli
2. Sarah Laurich
3. Angela Kitchen
4. Shawn Minor
5. Cori Matichuk
6. Gavin Morito-Karn
7. Gail (Collins) Stoltz
8. Brenda & Roger Roy
9. Rick & Liliane Geurts
10. Kevin Shmyr
11. Cheryl James Shmyr
12. Tiffany Maki
13. Lisa Van Renselaar
14. Jill & Peter Sorensen
15. Andre Fournier

16. Brenda & Richard Wood
17. Brian Gouliquer
18. Karen Lusignan
19. Heather Morphet-Maynard
20. Julie Herr

Planning Report – see attached

CAO Young provided an overview of the proposed zoning amendment and summarized the preliminary report prepared by Town Planner, Chris Jones.

Open Discussion

Representing the applicant, Sally Ledger, Ontario Aboriginal Housing Services; Megan McCarville, Ontario Aboriginal Housing Services; Sarah Laurich, Atikokan Native Friendship Centre; and, Matthew Solariski, Two Row Architects gave an overview of the project and the proposed zoning amendment.

The following members of the public provided comments:

1. Brian Gouliquer – made a comment in support of the amendment.
2. Doug Ribey – asked a question to the Applicant regarding operation of the facility.
3. Rene Matichuk – asked a question to Council regarding the possibility of a future zoning amendment if the proposed use of the project changed, and if the applicants would pay taxes on the completed development. Later made a statement regarding the limited number of residential lots available for development in Atikokan and the cost of developing a new residential area. Later asked a question to the applicant regarding staffing the facility.
4. Gerald Fraser – made a comment in support of the amendment.
5. Brenda Wood – asked a question to Council regarding the sale of the land, made a statement of opposition to the project.
6. Brenda Roy – made a comment in opposition to the proposed amendment, later asked the applicant if the zoning amendment were approved if they would still consider other locations
7. Mark Prokopchuk – asked a question to the applicant regarding the budget for the project, the suitability of a previous location identified for the project, and if the applicant understood the project was not zoned correctly when they purchased it.
8. Dave Herr – Asked a question to the applicant regarding the definition of the project as a transitional youth facility, whether there was a survey conducted to support the project, if the applicant would consider other locations for the project and if the applicant has funding to support the operation of the facility. Then asked Council/Administration Council's criteria for voting on the amendment, how the Provincial Policy Statement and Planning Act relate to Council's decision and sought clarification on using existing infrastructure before building and traffic flow from the facility.
9. Corrine Colvin – Asked the applicant if they have contacted Lac La Croix First Nation or Seine River First Nation and if they support the project.
10. Julie Herr – made a comment in opposition to the proposed amendment.
11. Cyndy Ellek – Asked a question to the applicant regarding staffing the facility.
12. Phylis Barr – Asked a question to the applicant regarding staffing the facility.
13. Dennis Braun – Asked a question to the applicant regarding staffing the facility. Asked Council/Administration if there was another residential development planned in Atikokan.
14. Gavin Morito-Karn – made a comment in support of the amendment.

Council asked the applicant questions regarding the operation of the proposed facility.

Adjournment

Mayor Brown informed all in attendance that Council will consider all matters before it and will discuss the proposed amendment at the Committee-of-the-Whole meeting scheduled for June 20 at 4:00 p.m. The meeting adjourned at 6:01 p.m.

ADOPTED AS written this _____ day of _____, 2022.

Mayor

Clerk

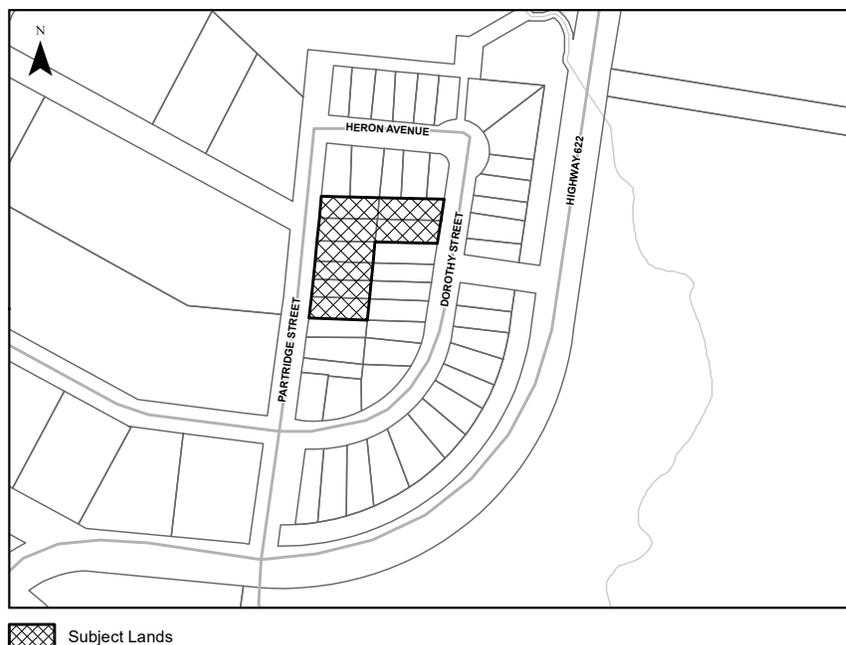
MEMORANDUM

To: Mayor Brown and Members of Council
Copy: Mr. Jason Young, CAO
From: Chris Jones MCIP, RPP
Date: May 24, 2022
Re: Zoning By-law Amendment – OAHSS

On May 30, 2022, Council will be holding a public meeting for a zoning by-law amendment for lands described legally as Lots 37, 38, 44, 45, 46, 47, 48 and 49, Plan SM201 with road frontage on Partridge Street and Dorothy Street. The subject lands are shown below in Figure 1. The application was submitted by Ontario Aboriginal Housing Support Services (OAHSS) and the purpose of the zoning amendment is to rezone the subject lands from the Residential Multiple Density (R2) Zone to a R2-exception zone to permit a transitional housing complex for aboriginal youth.

The lands subject to the rezoning are currently vacant lots in a plan of subdivision and have a combined total area of approximately 5,200 m² (56,000 ft²). It is noted the applicant also owns other lands which are not proposed for development at this time. The lands are described legally as Lots 8 to 11, Lots 30 to 36 and Lots 16 to 25 Plan SM201.

Figure 1 – Location of Subject Lands



THE PROPOSAL

The proposal involves the construction of a single-storey housing facility on lands described legally as Lots 37, 38, 44, 45, 46, 47, 48, 49, Plan SM201 and having a combined lot area of approximately 5,200 m² (56,000 ft²). The proposed building would have a floor area of approximately 1,677 m² (18,000 ft²) and would be comprised of the following building components:

- 16 type A-dwelling units;
- 4 type A – accessible dwelling units;
- Main lobby;
- Office space;
- Sleeping room;
- Storage and washrooms;
- Kitchen;
- Program room;
- Laundry room; and,
- Mechanical/electrical room.

In addition 21 parking spaces are proposed together with an attached outdoor fenced amenity space. Attached at Appendix 1 is a site plan of the proposal.

It is understood the facility would be constructed, managed and operated by the Ontario Aboriginal Housing Corporation and it would serve to provide supportive transitional housing to indigenous youth aged 16 to 21. It is understood the facility will be supervised by staff on a 24-hour basis and it is also understood the facility is subject to Provincial requirements including the Housing Services Act.

PROVINCIAL POLICY STATEMENT (PPS 2020)

Planning authorities are required to make decisions that are consistent with the PPS. Policies from the PPS which have applicability to this application are noted below:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- 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;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers*

which restrict their full participation in society;

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

1.4 Housing

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; and,
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) 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 and projected needs;
- d) promoting densities for new housing 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;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

OFFICIAL PLAN

The subject lands are designated Residential in the Town of Atikokan Official Plan. Medium density residential uses, with net residential densities ranging from 12 to 20 upa are permitted in the residential designation subject to the following policy criteria:

- (a) the site should have safe and convenient access to a street so that traffic movements associated with the development shall be directed away from low density areas;
- (b) densities should not be increased to the point where increased traffic would lead to congestion and would necessitate road widening prematurely;
- (c) the height, bulk and arrangement of buildings and structures should achieve a harmonious design and integrates with the surrounding area and not impact negatively on lower density residential uses;
- (d) schools, parks and other community facilities should be adequate to serve the increased residential population resulting from the development;
- (e) water and sanitary services and storm drainage facilities shall be adequate to accommodate the increased residential densities;

- (f) *appropriate open space, including landscaping and buffering, shall be provided to maximize privacy and minimize the impact on adjacent lower density residential uses;*
- (g) *on-site parking shall be required to satisfy the need of the particular development. All parking areas shall be well designed and properly related to the buildings and landscaped areas; and*
- (h) *service areas shall be required on the site of each development, i.e. garbage storage, etc.*

Section 3.7 of the Official Plan establishes a number of policies with respect to Group Homes. These policies are provided below:

- 3.7.1 *Group homes are permitted in all areas residential uses are permitted.*
- 3.7.2 *A group home is defined as a housekeeping unit in a residential dwelling in which a maximum of 5 residents, excluding staff, live as a family under responsible supervision.*
- 3.7.3 *Only those group homes that can be supported by the existing level and range of community, social and medical services available in the Township shall be permitted.*
- 3.7.4 *All group homes shall be licensed or approved under Provincial statute and be in compliance with the Zoning By-law.*
- 3.7.5 *A group home with more than 5 residents, excluding staff, shall require an amendment to the zoning by-law.*

ZONING BY-LAW

The subject lands are located in the Residential Multiple Zone (R2) Zone as per the Town of Atikokan Zoning By-law 15-10. The R2 Zone permits a broad range of permitted uses including boarding houses, homes for the aged, and apartment buildings.

We also note that Section 4.11 of Zoning By-law 15-10 permits Group Homes in any single detached dwelling, semi-detached or duplex dwelling, subject to certain regulations.

Zoning By-law 15-10 defines a "Group Home" as:

"a single housekeeping unit in a residential dwelling in which a maximum of 5 persons (excluding supervisory staff or the receiving family) live under responsible supervision consistent with the particular requirements of its residents. The group home shall conform to municipal by-laws and shall be licensed and/or approved by the Province of Ontario".

In comparing this definition to the proposed facility, it was determined that:

- The proposed facility is not a single housekeeping unit;
- The proposed facility will accommodate more than 5 persons;
- The residents of the facility will live under responsible supervision; and,
- The proposed facility is subject to the approval and operational requirements of the Province of Ontario.

On this basis, the applicant was advised during pre-consultation discussions to submit an application for a zoning by-law amendment for the proposed facility.

PUBLIC/AGENCY COMMENTS

At the time this report was prepared the Town was in receipt of a number of written submissions expressing support for the housing development. It is also understood that Town staff have met with a number of homeowners adjacent to the development lands who have expressed concerns with respect to the proposal.

ANALYSIS

The Town's official plan and zoning by-law broadly permit group homes in the Municipality. The issue with the proposal at hand is that it is a larger facility than is permitted as-of-right under Section 4.11 of the Zoning By-law.

The PPS requires municipalities to permit and facilitate a range of housing options in settlement areas, which includes accommodating people with special needs.

The lands where the facility is proposed are vacant lots which have been subdivided, serviced and available for residential use for many years. The lands are proximate to the hospital, a place of worship and a number of detached dwellings.

NEXT STEPS

Council will convene a public meeting under the Planning Act on May 30, 2022. It is recommended that Council receive and forward all written submissions to me for review and consideration. Subsequent to the public meeting I will prepare a supplemental planning report with recommendations for Council's consideration.



Chris Jones MCIP, RPP