



MEETING TYPE: Regular Council Meeting

To:	Council
From:	Bright Opare, Planning Coordinator Reviewed by: Jamie Robinson, BES, MCIP, RPP Patrick Townes, BA, BEd MHBC Planning
Date:	December 18, 2024
Subject:	142 King Street - Zoning By-law Amendment Application No. Z11-2024
Report No.:	2024-400

TITLE: 142 King Street - Zoning By-law Amendment Application No. Z11-2024

RECOMMENDATION:

THAT Council receives the Planning Report dated December 18, 2024, respecting Zoning By-law Amendment No. Z11-2024; and further

THAT Council authorizes the passing of By-law No. 91-24, Being a By-law to Amend the Comprehensive Zoning By-law for The Corporation of the Municipality of Sioux Lookout, as amended, for Application No. Z11-2024.

PURPOSE:

Council authorizes the passing of By-law No. 91-24, Being a By-law to Amend the Comprehensive Zoning By-law for The Corporation of the Municipality of Sioux Lookout, as amended, for Application No. Z11-2024.

BACKGROUND:

A Zoning By-law Amendment application has been submitted by Ed Evens, on behalf of 2656116 Ontario Inc., for the subject property municipally known as 142 King Street. A Statutory Public Meeting was held on November 20, 2024, and the Planning Report that was prepared for the application is included in this report as Attachment No. 1.

Comments from staff were provided through an email in advance of the Statutory Public Meeting and verbal comments were provided by members of Council at the Statutory Public Meeting. Council passed a resolution for staff to prepare a subsequent report addressing comments received on the application for presentation at a subsequent Council meeting.

This report has been prepared to address the comments that have been received. The comments have been summarized below and responses have been included to each of the comments.

SUMMARY OF COMMENTS:

1. Concerns with water service lines on the subject property.

Response:

The proposed and existing development on the subject property meets the lot area requirements for the R2 Zone, as well as lot frontage requirements. All concerns with service lines will be addressed during the building permit application process.

DISCUSSION:

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) is a policy document that provides policy direction on matters of provincial interest related to land use planning and development. All land use planning and development must be consistent with the PPS. The Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life of all Ontarians.

The subject property is located within the Urban Sioux Lookout Settlement Area in the Municipality of Sioux Lookout; Section 2.3 of the PPS contains policies on settlement areas within Municipalities. Section 2.3.1.1 of the PPS directs that Settlement Areas shall be the focus of growth and development in Municipalities. Section 2.3.1.2 a) recommends that land use patterns in settlement areas should be based on densities that efficiently use land and resources. In addition, planning authorities are directed to support general intensification to support the achievement of complete communities including by planning for a range of housing options under Section 2.3.1.3. The proposed development contributes to efficient land use within a settlement area and the supply of housing options within the Municipality.

Section 3.6.2 of the PPS directs that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. The subject property is currently on municipal sewage and water service and the proposed development will be connected to municipal services.

The proposed Zoning By-law Amendment is consistent with the PPS.

Municipality of Sioux Lookout Official Plan

The subject property is currently designated Residential on Schedule A1 to the Official Plan. The permitted uses for the Residential designation are referenced in Section 4.1.1 of the Official Plan, which includes the following:

A range of housing types and tenures shall be permitted in the Residential designation to meet the needs of present and future residents.

Affordable Housing is one of the Guiding Principles used to protect and enhance the quality of life and shape change within the Municipality. Section 2.2.3 of the Official Plan states:

The Municipality shall support the location and integration of affordable housing within new or existing developments.

Objectives:

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

The proposed 6 dwelling units are to be operated in a manner that provides affordable rental opportunities to members of the community. It is noted that there is a housing shortage within Sioux Lookout in relation to the number of job vacancies within the community.

The proposed development would contribute additional accommodation opportunities, particularly for young professionals, based on the size of the units.

The subject property is located within the Urban Sioux Lookout Settlement Area (Section 3.1.2 of the Official Plan) which is the largest urban centre in the Municipality. The area is fully serviced with municipal water and wastewater systems.

Section 3.1.2 g) establishes the parameters for low, medium and high density development.

Development through infill and intensification is strongly encouraged and the creation of affordable housing including rental accommodation should be promoted. In the context of this policy, the proposed development of the 6 dwelling units would be considered as high density.

Low density is considered 12 to 16 units per net hectare, medium density is considered 17 to 39 units per net hectare, and high density is considered above 40 units per net hectare. The proposal is for 6 residential units on a property that has a lot area of 931 square metres, or 0.0931 hectares. The proposed density is 64.4 units per hectare and would be considered high density in accordance with the Official Plan (40 units per hectare or higher).

When considering the proposed density on the subject property, it is important to consider the intensity of the proposed use. Although the proposed density on the subject property is considered “high density” in regards to the thresholds in the Official Plan, the proposed residential units are approximately 38 square metres (408 square feet), each, in size and contain 1 bedroom (studio apartment) in the new building. Density is a measure of dwelling units per hectare and does not consider, for example, the number of bedrooms or people within the dwelling unit. The proposed development form is unique and is intended to house young professionals in a community that is suffering from a shortage of housing. The proposed development does include a total of 6 dwelling units, however, the intensity of use could possibly be comparable in nature to a quadruplex that contains multiple bedrooms.

The Official Plan includes Urban Design Principles in Section 3.3.1. These principles should be considered in the review of residential development proposals, including but not limited to: reflecting a thorough and sensitive understanding of place, context and setting; being visible and safe; meeting the needs of pedestrians as a priority; accommodate the needs of a range of people, including children, seniors, and people with disabilities; and achieve compatibility with existing uses.

Section 4.1.2 of the Official Plan states:

Medium and high density housing shall be located and designed to have minimal impact on low density housing. Increased setbacks and buffering will be required for these uses and shall be regulated by the Zoning By-law.

Sustainable development is one of the Guiding Principles to manage growth and development within the municipality. Section 2.2.1 of the Official Plan states that:

The Municipality shall promote sustainable development to enhance the quality of life for present and future generations.

Objectives:

- To promote compact development;
- To support and encourage infill and intensification within settlement areas where municipal services exist.

Although the proposed 6 residential units would be considered as high density, the units are relatively small and the proposed buildings would not be out of character with the surrounding residential buildings. Secondary dwelling units for example are permitted in accessory buildings and therefore two buildings on a property of this size are representative of the character of the area. Also, 6 dwelling units within two separate buildings is in keeping with the sustainable development principle and goal of achieving compact development through infill and intensification.

In considering high density uses, there needs to be a balance between the built form of the development, as well as the intensity of the use. The units are sized to generally accommodate one to two persons and therefore the intensity of use is limited. The subject property and proposed and existing development will be subject to a site plan agreement to ensure that adequate areas are established for amenity space and parking on the subject property in order for it to operate efficiently with the units that are proposed.

Higher setbacks are generally recommended for taller buildings, for example, an apartment building that has more than one storey. The proposed new building is two stories in height however meets the requirement for height in the Zoning By-law.

Section 6.1 states that “all development within Urban Sioux Lookout Settlement Area shall be serviced with municipal sewage treatment and water supply.” The proposed development will be serviced by municipal sewage and water services.

Overall, the Official Plan includes policies that encourage intensification within Settlement Areas and the development of affordable housing. Due to the size of the lot, the built form, orientation and massing of the 6 dwelling units in two separate buildings, the application conforms to the policies of the Official Plan.

Zoning By-law

The subject property is located within the Residential Type 2 (R2) Zone. The permitted uses of the R2 Zone are included in Section 5.2.1 of the Zoning By-law. A dwelling containing four

dwelling units (a quadruplex) or a dwelling containing two dwelling units (a semi-detached dwelling), and one secondary dwelling unit in an accessory building, for a maximum of five dwelling units, are permitted uses on a property; however, both dwellings (a quadruplex and a semi-detached dwelling), for a total of 6 dwelling units, are not permitted on one property in the R2 Zone.

The proposed development does not meet the minimum rear yard requirement in the Zoning By-law. The rear yard requirement is provided to ensure that there is enough separation between the subject property and the abutting property for health and safety reasons.

The subject property is bound in the rear yard by an unopened road allowance that has trees and overgrown vegetation. A reduced rear yard requirement is not anticipated to result in land use compatibility issues with the property to the north.

The Zoning By-Law does not include lot requirements for properties containing two primary dwellings. A site-specific R2-16 Zone will be established through the amendment to make provisions for lot requirements for the proposed development.

The owner is proposing 6 parking spaces and zero visitor parking spaces for the proposed development, which does not meet the visitor parking space requirements under Section 4.18 of the Zoning By-Law.

The total minimum number of visitor parking spaces required for the proposed development is one space. Intensification is encouraged and from a Provincial level, parking requirements have been made more lenient from a multi-unit perspective in residential areas.

The reduced parking is not anticipated to negatively impact local traffic.

Summary

The subject property is currently developed with a semi-detached dwelling within the Urban Sioux Lookout Settlement Area. The owner is proposing to construct a separate two-storey dwelling containing four dwelling units (quadruplex), for a total of 6 dwelling units on the subject property. The proposed development is not permitted in the R2 Zone and does not meet minimum rear yard and visitor parking requirements. Therefore, a Zoning By-Law Amendment is required to facilitate the proposed development.

The subject property is located within the Urban Sioux Lookout Settlement Area where development through intensification is encouraged. The proposed development will contribute to the housing stock within the Municipality. The proposed development meets certain lot standards in the Zoning By-law, including lot coverage and amenity space despite the increase in the number of units.

The Province has passed legislation to encourage accessory dwelling units and higher residential unit densities in order to provide more available and potential affordable housing opportunities.

It is recommended that the site-specific Zoning By-law Amendment permit two dwellings containing a total of 6 dwelling units, within the existing semi-detached dwelling and a proposed quadruplex on the subject property be approved.

RELATIONSHIP TO THE STRATEGIC PLAN:

Community Innovation and Development

FINANCIAL IMPLICATIONS:

Staff time to prepare the reports. Application Fees were received for the amendment.

ATTACHMENTS:

1. [final planning report_Z11-2024 - Information Report.pdf](#)
2. [Final By-Law 91-24 Text- 29 Nov 2024.docx](#)
3. [final_By-Law 91-24 schedule.docx](#)
4. [Z11-2024 Application.pdf](#)
5. [site sketch.pdf](#)

Written By:

Bright Opare, Planning Coordinator

Approved By:

Brian P. MacKinnon, CAO/Municipal Clerk

Written By:

Jody Brinkman, Development Services
Manager