

**Public Workshop Meeting # 2  
Report  
City of Dryden**

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## **Appendices:**

Appendix #1: Workshop #2 Presentation

## 1.0 INTRODUCTION

The City of Dryden is in the process of updating its Official Plan and Zoning By-law. The Planning Act requires that the Official Plan must be updated every five years to reflect Provincial planning policies and current planning issues. The Act also requires that the Zoning By-law be updated within three (3) years of the Official Plan update. The City of Dryden is combining these two exercises in one overall planning program. The planning program includes a series of public workshops in which members of the community are invited to participate in discussions regarding future land use regulation in the City of Dryden.

Workshop #2 took place at the Centre in Dryden on July 12, 2011. Approximately 16 people attended the session. The session ran from 7:00 p.m. to approximately 8:30 p.m. This report reflects the information that was provided and comments received at that session.

## 2.0 VISION

At the present time, there is no Statement of Vision in the City of Dryden Official Plan. The City has undertaken a number of studies that have created visions and have a Strategic Plan that contains the following Vision:

**The City of Dryden is a welcoming, prosperous, regional centre for business, health and professional services. Our natural resources support our healthy, vibrant lifestyle which is the foundation of our modern community.**

During Workshop #1, participants were asked to describe Dryden in 2050. The responses to that exercise are shown below. Portions of each of the statements have been highlighted to reflect differences in the stated vision for 2050 which could be included in an overall comprehensive vision for the City:

**In 2050, Dryden shall be a thriving, vibrant service centre for our region. With a diversified economy with advanced educational, communication and health care facilities, surrounded by the natural beauty of the boreal forests.**

A thriving small 'city' (same size) with a **working, profitable infrastructure**. The hub of north-western Ontario, with a local transportation system and a variety of educational opportunities to retain our youth.

In the year 2050 Dryden will be a **sustainable community** with community supported agriculture, renewable energy, diverse economic drivers, **connected to the world** through a community owned telecommunication provider.

Greener, more environmentally friendly. **Culturally inclusive**, generationally inclusive. Retirement friendly community. Youth

friendly. Economically diverse - more than one main industry. Vibrant, occupied downtown core. Increased opportunity for local post secondary education. Information technology. Train transportation, alternate transportation methods. Better use of agricultural



land.

Participants were then asked to review a proposed vision that combined these two statements as a single vision for the City of Dryden. Working at tables of approximately four persons each, each table reviewed a draft vision statement prepared by the facilitator and provided comments on how to improve that vision statement. Each group then reported back to all of the participants. Following that discussion, the facilitator consolidated comments and prepared the following draft vision statement for the City:

In 2031, Dryden will be a thriving vibrant service centre for our Region with advanced educational communication and health care facilities. Surrounded by the Boreal Forest. It will be a welcoming prosperous modern community that supports culture, tourism and the natural environment while ensuring excellent quality of life for residents and visitors.

Following discussion of the vision, it was noted that there was a desire for the City to create a single vision from which its numerous other plans (Cultural Plan, Strategic Plan, etc.) would follow. It is therefore important for the City Administration and Council to review this vision and ensure that it reflects the overall vision for the Municipality that will guide decision-making and public works beyond the planning focus of this program.

### **3.0 OBJECTIVES**

Objectives of an Official Plan are intended to provide a simplified statement on what the Municipality hopes to achieve with its Official Plan. The current Official Plan has only seven objectives identified in the document. As a result of discussions with participants in the first workshop, we have suggested that objectives should be identified in each of the key value and issue areas identified during the first workshop. Reference to these values and issues can be found in the Workshop #2 Presentation

attached to this report as Appendix #1 or in Public Workshop Report #1 available on the Municipal website. Those key issue areas include:

- Accessibility;
- Community;
- Culture;
- Economy;
- Environment;
- Housing;
- Transportation; and,
- Lifestyle.

The participants in Workshop #2 were then provided an opportunity to identify specific objectives for each of the key issues areas identified above. Working in two rounds with each group utilizing a single objective and reporting back to the group at large. The following key objectives were identified:

### **Culture**

- Multiculturalism - celebrations and recognition of diverse ethnic groups, education, awareness, respect
- Arts - support local artisans, installation of public art (policy) % of art policy
- Downtown revitalization - vibrant, exciting centre of the community, business supported by community improvement plan
- Retention - diverse activities for all residents

### **Transportation**

- Economic air connections - local carrier connecting to other centres
- Highway improvements - twinning of highway
- Rail transportation - passenger service
- Better logistics for the shipping of goods to and from the region
- Accommodation of alternative energy modes of personal transportation
- Street closures "temporary" eg. Sundays, etc. for "active transportation"

### **Environment**

- Protect natural resources
- Restoring parklands
- Bike paths/routes on all streets
- Alternative energy
- Plan with environment in mind
- Alternate forms of transportation

- Education awareness/training
- "100 mile diet" - promotional support
- Social awareness
- Utilizing the resources we have within the community and surrounding area

### **Economy**

- Diversification (multiple sectors)
- Sustainable (natural resources)
- Supply and service centre
- Investment ready

### **Housing**

- Affordable housing for a variety of tenants/owner
- Proper zoning of residential and commercial along major traffic corridors
- Condo development to improve mix of residential options for seniors
- People retention/growth - not just youth

### **Accessibility**

- Building/road accessibility
- Bi-lingual
- 311 service - one stop shopping for city services
- Affects every area
- Maintenance
- Private sector (Zoning By-laws)

### **Lifestyle**

- Golf carts included in "bike lanes"
- Sports/recreation (affordability, promotion)
- The centre (promotion, diversity of acts)
- Moosefest (family activities, promotion of local talent)
- Healthy choices in food (locavoives)
- Parental education
- Outdoor activity promotion
- Designation parks
- Senior centre focus 50+ centre
- Website

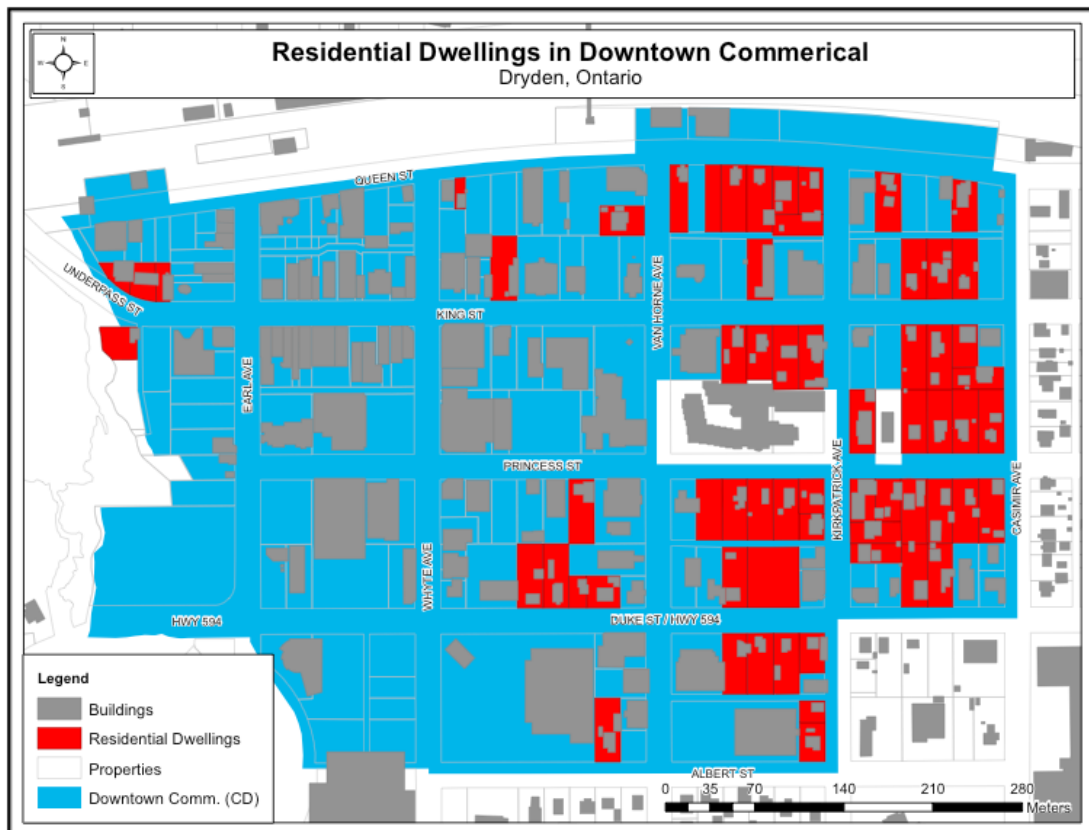
## Community

- Quality of life for residents
- Pride in who we are, quality of place = culture
- Safe
- Unique, welcoming
- Inclusive

These objectives will be identified as key objectives for the new Official Plan for the City of Dryden

## 4.0 BIG MOVES

During the workshop, we presented a couple of key planning directions to the participants in order that we could discuss “big moves” in the City of Dryden. As a general overview, the current Official Plan and land use designations contained in that plan are working well. However, there is some fine-tuning of the land use designations and associated policies which may provide for an improved overall land use plan from the City. These “big moves” are identified below:



#### **4.1 RESIDENTIAL USES IN GENERAL COMMERCIAL ZONE**

There are a number of residential dwellings located on lands that are currently designated General Commercial and in the General Commercial Zone in the Zoning By-law. It is apparent that, after the Official Plan and Zoning By-law have been in place for 10 years that the designation and zoning of these lands as commercial is problematic for the existing dwellings that are located in this area. The Municipality has had to deal with numerous minor variances to allow the expansion of the dwellings because they are legal non-conforming in the current commercial zone. There was some discussion regarding changing the zone and designation on the residential area located generally in the area East of Van Horne, in the King and Queen Street areas. This would enable improvement to the residential infrastructure in this area without requiring approvals other than a Building Permit.

That discussion lead to a discussion about allowing residential only buildings within the downtown core. We expressed a view that encouraging residential development in the downtown core vitalizes that area because there are people that live there 24 hours per day. There was general support from participants to allow residential uses of the land. It was noted that the residential land values in the downtown core are quite low, and allowing residential uses in the area may encourage redevelopment of some sites due to the lower land values.

#### **4.2 VAN HORNE WATERFRONT AREA**

The Municipality completed a "sustainable" Waterfront Development Plan for this area approximately three years ago. The Redevelopment Plan followed the current Official Plan designation and zoning which identified tourist commercial uses for these lands. The development concept also identifies a community park and amp theatre with long term use with perhaps even a museum in the area.



There was some discussion among the participants about the dilution of a community focus by having one area in this location of the urban area of Dryden and the second area at Coopers Park in the waterfront along the river. There was general consensus that focusing the community centred open space in one location would assist in building a more significant feature for the City and encourage public events in a central location close to the downtown core.



In Workshop #1 and Workshop #2 there was continued discussion about the need for attractive housing for seniors and singles. The waterfront area provides an excellent opportunity for condominium buildings with attached docking features. This type of use would not be permitted under the current future commercial designation in the Official Plan and tourist commercial zoning. It was suggested that those designations and zonings be changed to allow a mixed use area which would include medium density housing and commercial uses including a marina and condominium docking facilities. There is wide support among the participants for expanding the permitted uses in this area to provide for that type of use.

#### **4.3 BUILT FORM**

Downtown Dryden has a wide-range of building forms and materials. One could not describe it as having a historic downtown feel as many of the buildings were constructed of relatively inexpensive building materials and little consideration for architecture. The City completed a Downtown façade Study in support of providing community improvement grants to people to improve the facades of buildings. The Façade Study seeks to create a downtown theme reminiscent of historic western towns with proposed building facades that reflect the construction, designs and materials of this nature. However, when reviewing the architecture of more recent buildings in Dryden it is apparent that a more modern architectural design such as the Centre and the Abitibi Learning Centre have utilized modern architectural design in combination with natural stone and wood materials. The result is a modern attractive look. If it is the vision of the City to reflect a modern prosperous City, it is suggested that the concept of redeveloping the downtown to look like a historic western

village is an inappropriate direction. Rather, it was suggested that the City require modern architectural design utilizing natural material details in order to reflect the vision described in this report. There was overwhelming support of the participants for including this concept within the new Official Plan.



EXISTING

SCHEDULE OF IMPROVEMENTS

- ① COLOUR SCHEME TO BE DOLPHIN BLUE TRIMS, EASTER YELLOW HIGHLIGHTS AND CORNHUED BROWN LOWER FASCIA
- ② ADD FALSE FRONT
- ③ ADD CORNICES
- ④ ADD ENTRANCE POOR WITH BASEPANELS
- ⑤ ADD BASEPANELS



PROPOSED



#### 4.4 ZONING CONTROLS

We described to the participants a number of issues that had been discussed with the Building and Planning Department regarding zoning designations in the Zoning By-law. The Building and Planning Department indicated a concern that some elements of the Zoning By-law were overly restrictive and should be loosened up in order to reduce the number of minor variances that the Committee of Adjustment was considering. Those matters included:

- Accessory building size;
- Accessory building height; and,
- Definition of height.

There was agreement among some of the participants that these matters could be improved in the Zoning By-law.

There was also discussion about providing provisions in the Zoning By-law that would enable some parking spaces to be provided for smaller cars, as well as the need to have more facilities for bicycling in the City. These elements could be brought into both the Official Plan and Zoning By-law.

## **5.0 NEXT STEPS**

Following this workshop, Meridian Planning Consultants Inc. and the Town will begin preparing draft Official Plan and Zoning By-law update. At this stage, we anticipate the draft Official Plan to be an entirely new document given the number of revisions to the plan including the structure of the plan, having a vision and expanded objectives section. It is likely that the Zoning By-law update will curb by way of a Zoning Amendment thereby keeping most of the current provisions and structure of the current Zoning By-law.

A public open house session will be held in September 2011 in which Meridian Planning Consultants Inc. will present their recommendations regarding these amendments. The open house will provide an opportunity for residents to talk to the consultants on a one-on-one basis about the proposed changes and review the proposed changes to the Zoning By-law and how they affect individual properties. Notice for this meeting will be required to meet statutory requirements of a public open house meeting under Section 17 of the Planning Act.

Respectively submitted,

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Partner

JD/jm