

THE CORPORATION OF THE CITY OF KENORA

BY-LAW NUMBER 84-2007

A BY-LAW TO DESIGNATE A CERTAIN PROPERTY UNDER THE ONTARIO HERITAGE ACT

WHEREAS Section 29 of the Ontario Heritage Act states that the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1)., and

WHEREAS the property at 204 Second Street South, known as the Kenricia Hotel, meets the criteria prescribed by the Province for designation under the Ontario Heritage Act; and

WHEREAS Heritage Kenora considered a staff report recommending designation of this property at its meeting of March 29, 2007 and recommended the property be designated under the Ontario Heritage Act; and
2006; and

WHEREAS these actions of the City of Kenora Council fulfill the requirement of the Ontario Heritage Act that Council consult with the Board before giving notice of its intention to designate a property; and

WHEREAS the staff report advises that the building meets the criteria for historical designation under the Act; and

WHEREAS extensive community consultation has made very clear the significance of the building as a historical, cultural and architectural anchor, helping to define the historical character of the neighbourhood; and

WHEREAS a notice of intention to designate was issued on May 30, 2007, with the end of the appeal period being July 13, 2007, with no appeals having been received; and

WHEREAS acting now to designate the property under the Ontario Heritage Act will protect the heritage of the downtown area and City of Kenora skyline;

NOW THEREFORE BE IT RESOLVED THAT the Council of the City of Kenora hereby enacts as follows:-

1. That the property located at 204 Second Street South, known as the Kenricia Hotel be and is hereby designated under Part IV of the Ontario Heritage Act for its cultural heritage value or interest, as indicated in Schedule A to this By-law;
2. That this by-law shall take effect and come into force upon third and final reading of the by-law.

BY-LAW READ A FIRST AND SECOND TIME THIS 16 DAY OF July, 2007

BY-LAW READ A THIRD AND FINAL TIME THIS 16 DAY OF July, 2007

THE CORPORATION OF THE CITY OF KENORA

Leonard P. Compton, Mayor

Joanne L. McMillin, Clerk

SCHEDULE A TO BY-LAW 84-2007
Statement of Cultural Value or Interest – Kenricia Hotel

Design or Physical Value

The Kenricia Hotel is Northern Ontario's best example of a Beaux-Arts influenced hotel. The architectural features of the Kenricia represent the reaction to Victorian frivolity (high society and intellectualism) through a return to classical traditions. This era (1900 to 1930) is referred to as Edwardian Classicism.

The United States, in particular, embraced the classical tradition of the Ecole des Beaux-Arts toward the end of the nineteenth century. The 1876 American Centennial sparked an interest in American history which led to a surge in nationalism and interest in the colonial period. As a result, this inclined Americans towards classical architecture as reflected by a "back to the roots" movement whose focus was on rediscovering the original American ideals. This movement towards the Beaux-Arts style was further bolstered by the 1893 Chicago World Fair which celebrated the 400th anniversary of the discovery of America by Columbus. The fair, referred to as the Columbian Exposition, was themed to celebrate the classical world. The classically-inspired pavilions provided an optimistic vision that had a resounding impact on Americans. The same style was used in 1901 for the Buffalo Pan American Fair.

The Beaux-Arts classicism of the Kenricia Hotel is reflected through:

- The original monumental ionic portico (missing), deep enough to house a spacious upper balcony
- The Greek revival ionic columns (missing)
- The original balustrades (missing)
- The pronounced limestone quoins
- Symmetrical window hoods
- The cornice entablature with rectangular blocks (called modillions or muntins) lining the eaves
- Symmetrical fenestration
- The central projection of the tower (another hallmark of the symmetrical Edwardian style).

The Kenricia is also reflective of other architectural traditions including:

- The mansard or Second Empire architectural style that was born out of the optimistic and heady early days of Napoleon III's reign.
- The Tuscan tower (similar to a belvedere) that is closely associated with the Italianate tradition which counter-balanced the Gothic influence in Ontario.

Historical or Associative Value

Combining function and beauty, this impressive hotel represents the burgeoning tourism industry at the turn of the century.

The Kenricia's historical value also lies in its association with the Chicago architect Frank Newell. Newell was contracted to design a "modern, first-class hotel" befitting of the town's burgeoning tourist industry. He was considered to be "...one of the ablest architects in hotel construction on the continent..."

In 1903, there was a report in the local newspaper announcing that a group of local citizens, among them D.C. Cameron and George Drewry, had purchased the site of the former Hilliard House and Queen's Hotel (which burned in 1902) and that a company had been formed to build a first class hotel.

In 1907, Chicago architect Frank Newell was hired by the company to design a hotel befitting the burgeoning tourist town.

On May 27, 1907, the contract was awarded for the construction to Carter, Halls, Aldinger and Company of Winnipeg, Manitoba. The accepted price was \$225,000. Construction began immediately and the completion date was to be January 1, 1908.

The hotel was built on the main corner of downtown Kenora - Main and Second Streets South. The original blueprint showed the Main Street wing to be exactly twice the size of the eventual construction. Apparently financial difficulties which plagued the project over its three-year construction dictated some adjustments to the plan. In the end, only half the wing was built. While it was anticipated that the hotel would open in 1908, delays, mostly finance-related, prevented the completion of the hotel until 1910.

The hotel officially opened for business on August 20, 1910.

The name of the hotel was changed from the Tourist Hotel to the Kenricia (a contraction of "Kenora" and "Patricia" district) Hotel in 1938.

The hotel went into receivership c1968, due to cost overruns in renovations.

The Kenricia hotel exudes the confidence and optimism of the North American elite prior to the First World War.

Contextual Value

A landmark building on Kenora's main street, the Kenricia hotel has simple lines and proportions, yet a pronounced presence. This is due to the fact that the Beaux-Arts style was extensively used for grand architectural statements - largely public buildings, banks and schools.

The Kenricia has the rare distinction of serving as a landmark, node and edge-defining building.

As a landmark, the Kenricia surpasses in height and presence other more traditional landmark buildings such as the Town Hall and local churches. Its visual prominence is confirmed by viewers arriving in Kenora by waterways or by road: it commands the attention of the viewer. (In fact, at the turn of the century - it literally must have represented the landmark of civilization to people arriving by boat).

Nodes are key places and strategic centre within a district – and the focus point of much activity. While the Kenricia has lost some of its vibrancy (in terms of social activity), it retains its presence as key place at Kenora’s most important retail intersection.

The Kenricia also has the distinction of being an edge-defining building. The Kenricia’s linkage to the waterfront represents the strongest link between the main street (composed of the retail economy) and the lake (as represented by the resource-based economy e.g. fisheries, logging that has defined Kenora). As such, the Kenricia represents the strongest visual linkage between Kenora’s downtown and its waterfront.

SCHEDULE “A”

City of Kenora Planning Advisory Committee

1.0

The Council of the Corporation of the City of Kenora establishes a Planning Advisory under the authority of section 8(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, which states that “The Council of a municipality may appoint a planning advisory committee composed of such persons as the council may determine.

2.0 Purpose

The purpose of the Planning Advisory Committee (PAC) is to oversee the land use development of the City of Kenora, having regard to the Official Plan, the Zoning By-law and to the principles of organized, reasonable development.

3.0 Roles and Responsibilities

The Planning Advisory Committee is an advisory committee to Council on some issues and is a decision-making body on other issues. The duties of the Committee include:

1. Ensure that the City of Kenora develops and grows in a planned way.
2. To ensure a cohesive, consistent approach to land development and land use planning for the City of Kenora.
3. To act as the Committee of Adjustment and receive, process and make decisions on application for variances as per Sections 44, 45(1), (2) and (3) of the Planning Act.
4. To act as the Land Division Committee and receive, process and make decisions on applications for consent per section 51.2(3) of the Planning Act.
5. To receive, process and make recommendations to Council on Zoning By-law amendments per section 34 of the Planning Act.
6. To receive, process and make decisions on Applications for Plans of Subdivision and Plans of Condominium per section 5(1) and section 51 of the Planning Act, in close consultation with City Engineering, Building and Administration departments.
7. To receive, process and make recommendations to Council on Official Plan Amendments as per section 21 of the Planning Act.
8. To act as the Property Standards Committee and hear appeals such as required pursuant to the City of Kenora Property Standards By-law.
9. To receive, process and make recommendations to Council on applications for deeming by-laws as per Section 50(4) of the Planning Act.
10. To review Site Plan Control agreements and recommend to Council for approval per section 41 of the Planning Act.
11. To review and make recommendations with respect to development agreements, subdivision agreements and condominium agreements.
12. To carry out site inspections of subject properties as required/appropriate.
13. To receive, process and make recommendations to Council on any land or land use –related requests received by the City over which Council has approval authority.

14. To recommend policies and procedures regarding land development and land use to Council for possible implementation.
15. Maintain close liaison with Council through the Planning and Property Committee of the City of Kenora.

4.0 Membership

The Planning Advisory Committee shall be comprised of seven (7) members appointed by resolution of the City of Kenora.

The members appointed to the Planning Advisory Committee shall be residents of the City of Kenora.

5.0 Terms of Office

Members of the Committee will be appointed by Council for a period to coincide with the term of Council, as or otherwise determined by Council. Members may be reappointed for additional terms.

6.0 Officers of the Committee

The Chairperson, Vice-Chair and other positions shall be elected annually from the membership of the Planning Advisory Committee.

The Chairperson and Vice-Chair of the Planning Advisory Committee shall also be the Chairperson and Vice-Chair of the Committee of Adjustment.

The Secretary-Treasurer of the PAC and the Secretary-Treasurer of the Committee of Adjustments shall be the City Planner of the City of Kenora. Appointment of the Secretary-Treasurer of the Committee of Adjustment must be made by By-law. The Deputy Secretary-Treasurer of the PAC and the Deputy Secretary-Treasurer of the Committee of Adjustments shall be the Planning Assistant of the City of Kenora. Appointment of the Deputy Secretary-Treasurer of the Committee of Adjustment must be made by By-law.

The Chairperson of the PAC will act as liaison to the Planning and Property Committee.

A list of appointments of the Committee (Chairman, Vice-Chair if applicable) will be provided to City Council.

7.0 Meetings

The Planning Advisory Committee shall meet monthly, on a day to be determined by the Committee, or more often at the call of the Chairperson. The schedule of the monthly meetings shall be established by the members at the first regular meeting of the Committee, annually.

Meetings shall be open to the general public.

Members of the Advisory Committee, who are unable to attend the regular monthly meeting, are required to report their absences to the Planning Assistant prior to the meeting date. Members having three (3) consecutive unexcused absences shall be deemed to have resigned from the Committee and shall be replaced by City Council in the manner prescribed.

8.0 Order and Decorum

The Chairperson preserve order and decorum and decide questions of order, subject to an appeal to Advisory Committee by a Member and in the absence of the Chairperson, the Vice Chair, or Presiding Officer, shall have the same authority as the Chairperson while presiding at the meeting

9.0 Voting

All Members present are required to vote when a question is put forth, unless such Member has made a Declaration of Interest under the Municipal Conflict of Interest Act, and therefore the Member will "abstain" from voting.

The manner of determining the decision of the PAC on a motion shall be at the discretion of the Chair Person and is done by way of a show of hands, standing or otherwise. Every Member present shall vote unless otherwise prohibited by law. If any Member does not vote he/she shall be deemed as voting in the affirmative.

NEGATIVE VOTE

Any question on which there is an equality of votes shall be deemed to be negative.

NO VOTE BY BALLOT

No vote shall be taken by ballot or by any other method of secret voting, and every vote so taken is of no effect.

10.0 Deputations

Any person desiring to present information or speak to the PAC at an Open Meeting shall have an opportunity to do so at the commencement of the meeting as provided under Deputations on the Agenda, and at the time announced by the Chair Person. Such persons shall have not more than five (5) minutes to address PAC and no debate on any subject shall be engaged in by either PAC or the person.

When possible, it is preferred that a Deputation be requested through the Planning Department for inclusion on the Meeting Agenda.

11.0 Curfew

The PAC shall adjourn no later than the hour of ten (10) o'clock in the evening, unless otherwise ordered by a unanimous vote of members present.

12.0 Quorum

The quorum for the Advisory Committee shall be four (4) of the seven (7) members on the Committee.

13.0 Honorarium

An honorarium of \$45.00 per meeting will be paid to the Chair, and \$35.00 per meeting to each member. Payment will be twice annually, after the June meeting and after the December meeting.

14.0 Procedures

The PAC will follow applicable procedures depending on the function it is serving at any given time i.e. Consent Granting Authority, Committee of Adjustment. The procedures set out in the Planning Act shall be followed as applicable.

15.0 Minutes

Minutes of the Planning Advisory Committee will be recorded by the Deputy Secretary Treasurer or Secretary Treasurer of the Committee and will be prepared for distribution within five (5) days of the meeting date.

16.0 Municipal Support

The costs associated with the work of the Advisory Committee will be paid by the City of Kenora through the Kenora Planning Advisory Committee budget.

Requests for access to documentation, reports and support materials required by the Secretary-Treasurer will be directed to the Clerk.

The City Planner, Planning Assistant and Chief Building Official will act as Resource Staff to the Committee.

17.0 Reporting Relationships

The PAC reports to Council through the City Planner/Chief Administrative Officer and Planning and Property Committee. The Resource Staff to the PAC will be the City Planner (who will act as Secretary-Treasurer), Planning Assistant (who will act as Deputy Secretary-Treasurer) and the City's Chief Building Official.

The PAC will work closely with the resource staff but will not have direct line authority over the staff. The immediate Supervisory of the Planning Assistant is

the City Planner. It is acknowledged, however, that there will be occasions when the Chairperson of the PAC must direct the Secretary-Treasurer to carry out work.

18.0 Reporting to City Council

Recommendations to Council shall be made by the Advisory Committee in standard agenda format, for consideration and recommendation by the Planning and Property Committee. Majority and minority opinions may be recorded for the advice and consideration of the Committee and Council.

Reports for consideration by Council and/or minutes by the Deputy Secretary-Treasurer shall be submitted to the Clerk's office for processing and distribution to Council. Reports submitted by PAC for Council's consideration will be processed through the Planning and Property Committee and then placed on the agenda for Council, with recommendations from both PAC and Planning and Property Committee being forwarded to Council.

19.0 Confidentiality

The members of the Advisory Committee shall be bound by the Municipal Act as it relates to confidentiality, closed sessions and any other requirements under the Act which pertain to the conduct of officials. The members are bound by the Municipal Conflict of Interest Act as it relates to conflict of interest.

20.0 Regular Review of this Authority

This policy shall be reviewed every three (3) years, upon the installation of the succeeding City Council, or more frequently, as required.

This review may be initiated by City Council, at its discretion, or by the Advisory Committee upon written request to City Council.