Lake of the Woods
KENORA

NORTH AMERICA'S
Premier
BOATING DESTINATION

Assisted Living Development Opportunity

City of Kenora

Economic Development
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Overview

Kenora is dedicated to providing quality, and cost-effective municipal services.

The City of Kenora has recognized the need to increase the community's capacity for senior housing options. This document has been compiled by the Economic Development Department in efforts to promote the generation of Senior housing options and demonstrate the potential for establishing new facilities in the area.

The potential for additional senior housing in Kenora is great with an abundance of developable land in close proximity to healthcare services, amenities, the downtown shopping centre, and a variety of outdoor activities.

Kenora is pursuing an operator interested in providing senior housing options with a preference for assisted living facilities. In general, there are three major types of housing that are directed at the senior demographic, they are: retirement homes, assisted living facilities, and long term care facilities. The following is a brief description on the range of services that the different facilities types typically offer.

Retirement Homes:

Consists of rooms or apartment near other people who have similar lifestyles and social interests, often wheelchair accessible, can be implemented with rental accommodations and services such as meals or social activities.

Assisted Living & Supportive Housing:

Consists of apartments or condominiums near other people who have similar lifestyles and social interests, can be in the form of rental housing with possible government rent-geared-to-income subsidy, can provide Government-funded personal care services with access to 24-hour available personal care and support. Other optional services can include meals and social activities.

Long Term Care Facilities:

Consists of housing that provides assistance with activities of daily living and 24-hour availability of nursing care and high levels of personal care. Long term care offers accommodation for varying health needs with on-site supervision for safety. This type of facility often accesses Government-funded nursing and personal care with opportunities for subsidized accommodations.

Kenora's Senior Population

Kenora's current population is 15,096 year round residents as per the 2016 Census. Seniors aged 55+ comprise 39% of the total population. The 50-69 age groups make up the largest portion of residents in 20 year intervals. Consideration should be made for the baby boomer generation that is approaching the retirement age. Kenora residents aged 45+ make up 53.6% of the population with an estimated 8,085 citizens. Another unique aspect of Kenora's aging and elderly population is the growing number of summer residents and cottagers who plan to retire on the lake. Many of these cottagers currently reside from Manitoba. The Lake of the Woods District Property Association (LOWDPOA) is currently compiling a survey which will provide further details on the summer resident and cottage segment of the market.

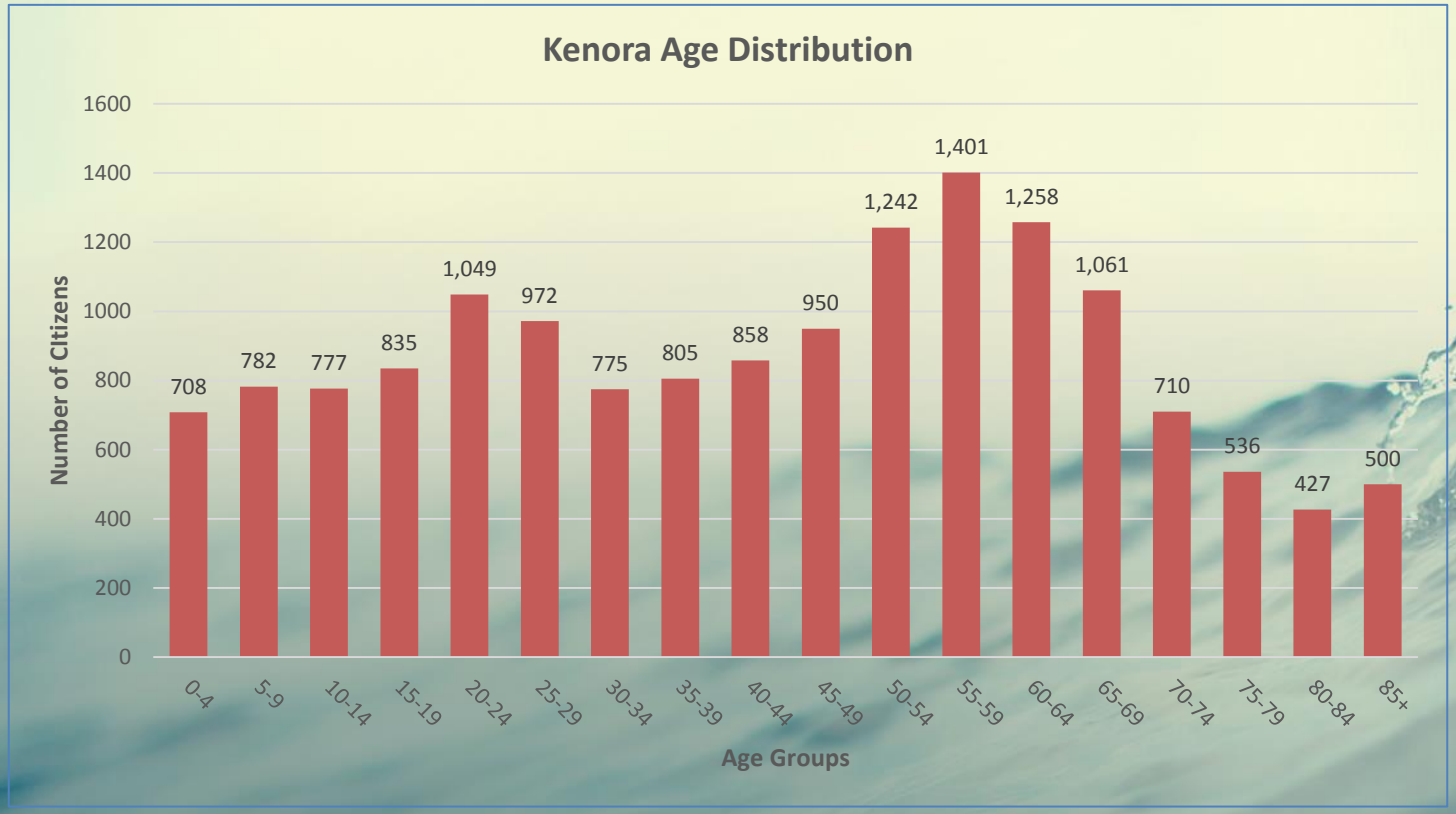


Figure #1: Manifold Data Mining Inc. City of Kenora Demographics & Income

Kenora's Senior Population

Kenora's historical senior population income has been increasing along with the total number of seniors receiving an income. From the 2015 estimates of family type seen in *Figure #2* ; 59.8% of those aged 55-64 lived in couple families while comparatively only 40.2% of those aged 65+ maintained couple family living conditions.

A majority of 74.1% of Kenora seniors 55 to 65 maintained some form of employment income while only 29.3% of seniors over 65 maintained some form of employment income as seen in *Figure #3*. This possibly reflects the difference in income with those citizens between 55 and 65 having a median income of $44,400 and those 65+ having a median income of $33,080. Government transfers were received by 62.6% of those aged between 55 and 65 and 99.4% if those who are 65+

2015 Kenora Senior Median Income by Family Type

Family type	Age of oldest individual	Family type characteristics	2013	2014	2015
Couple Families	55 to 64 years	Number in family type	780	790	1,040
		Median total income	$102,860	$107,110	$106,310
	65 years and over	Number in family type	830	850	1,190
		Median total income	$67,090	$70,850	$74,250
Lone-parent families and persons not in census families	55 to 64 years	Number in family type	530	540	700
		Total Median income	$39,520	$39,100	$40,860
	65 years and over	Number in family type	1,010	1,020	1,250
		Total Median income	$30,840	$30,340	$31,580

Figure #2: Statistics Canada. Table 111-0034 – Seniors' characteristics, by family type, age of oldest individual and source of income, annual (dollars unless otherwise noted)

2015 Kenora Number of Seniors by Source of Income

Income Type	55 to 65 Years	65 Years and Older
Total seniors with income	2,700	3,280
Total employment income	2,000	960
Investment income	1,320	1,960
Total government transfers	1,690	3,260
Private pensions	700	2,290
Other income	780	740
Registered Retirement Savings Plan	N/A	290
Median Income	$44,400	$33,080

Figure #3: Statistics Canada. Table 111-0035 – Seniors' characteristics, by age group and source of income, annual (dollars unless otherwise noted)

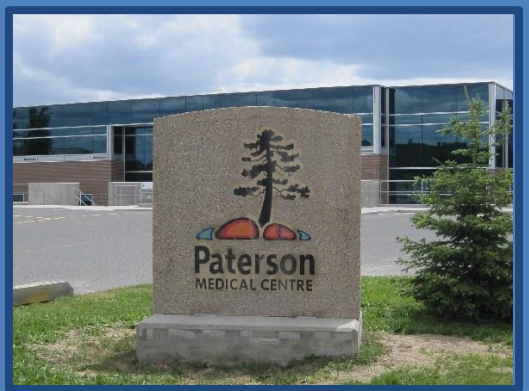
Medical Resources



Ambulance Base

The Northwest Emergency Medical Services (NWEMS) represents all Land Ambulance Services in the District of Kenora. The local KDSB operates Kenora's ambulance services with two crews on site at the newly constructed deployment station. The new station is staffed 24/7.

Location
80 Fourteenth Street North
Kenora, ON
P9N 3W7
(807)468-4508



Paterson Medical

The recently renovated Paterson Medical Centre staffs 14 physicians, 3 general surgeons and 2 nurse practitioners and is currently servicing over 15,000 patients. The new facility has 25 exam rooms, and converted to a paperless system making Kenora one of the top serviced communities in Northwestern Ontario and the Paterson clinic one of the most advanced clinics in the Province.

Location
45 Wolsley Street Kenora, ON
P9N 3W7
(807)468-3021



LWDH Hospital

The Lake of the Woods District Hospital serves the immediate healthcare needs of residents of the City of Kenora, as well as a large surrounding area, including several First Nations Communities. The Hospital's core programs include emergency and ambulatory care, chronic care, mental health, maternal and child health, and acute care services

Location
21 Sylvan Street, Kenora, ON
P9N 3W7
(807)468-9861

Medical Resources

Lake of the Woods District Hospital

The Lake of the Woods District Hospital has 71 inpatient beds

Wide array of outpatient services including:
24 hour Emergency Department, Ambulatory Outpatient Clinic, 10 visiting specialists (including Ophthalmology, Dermatology, Endocrinology, Orthopedics, Neurology, Oncology, Asthma). Patients can get specialist services close to home instead of having to travel to larger centers

The hospital has a very active telemedicine service; patients can access specific specialists via video for assessments and follow-ups instead of having to travel for service. This service also provides a valuable educational component.

Cataract Surgery with 2 visiting ophthalmologists

Stroke Prevention Clinic: persons at risk are connected with an RN to assess, monitor and develop a prevention/treatment plan

Stroke strategy: persons presenting with stroke symptoms are quickly assessed and can be administered the proper treatment to treat/hinder progression of the stroke

Asthma Clinic, Fracture Clinic, Mammography service is affiliated with the Ontario Breast Screening Program, 6 Station Renal Dialysis Unit which are funded to treat up to 20 patients, Chemotherapy, Affiliation with Sunset Country Family Health Team to Provide Diabetes Education Services

Three Surgeons – Active inpatient and day surgery program

Wide array of Diagnostic and Therapeutic services – X-Ray, Ultrasound, CT, 24 hour Lab, EKG, Respiratory Therapy, Rehabilitation Services (including Inpatient Physiotherapy, Speech/Language Pathology, Occupational Therapy – limited outpatient services also available in these areas)

A palliative Care Coordinator assists families and patients in dealing with situations/issues when medical conditions will not improve

The hospital works collaboratively with community partners Home and Community Care, Long term Care Homes, LHIN, to arrange housing accommodation and develop options to address the needs of our aging population

Community Assets

Community Support Services

Adult Day Program (Club Day Away)
Supervised group setting, enjoying social activities, nutritious meals, exercises and companionship.

Congregate Dining Program

A support service that provides a nutritious meal at a central location.

Lifeline – Personal Response and Support
24 hour assistance at the touch of a button.

Home Help
A general cleaning support service provided by non-health personnel.

Home Maintenance
A program designed to assist clients with cleaning and maintaining your home, yard and garden.

Meals on Wheels
A hot meal delivered by friendly volunteers to promote nutrition and social interactions to home-bound individuals.

Transportation – User Fee
Provides transportation to medical appointments, wellness programs and recreational activities.

CCAC & KACL

CACC

The Northwest Community Care Access Centre head office is located in Thunder Bay. The Kenora office helps integrate community care services through their location in the Paterson Medical Clinic.

A community-based organization assisting with managing health care needs of individuals. CCAC accomplishes this through:

Coordinating information available through other available community services, access to home and health care services, admission to Long Term Care Facilities, and maintaining a waiting list.

KACL

The Kenora Association for Community Living is a non-profit association that advocates for people who have an intellectual disability to be fully included in community life. This is accomplished through:

Supporting community members in living, learning, and working in the community, and assisting communities to welcome and include people with disabilities.

Volunteering

Kenora is home to many community groups which provide opportunities for volunteer work. Local Organizations that operate with volunteers include:

Alzheimer Society of the Kenora/Rainy River Districts
Canadian Brest Cancer Network
Canadian Cancer Society
Canadian Hearing Society
Community Support Services – Kenora Harbourfest
It's a Dog's Life
Kenora-Rainy River Districts Child & Family Services
Kenora-Rainy river District Palliative Care Volunteer Program
Kenora Recreation Centre
Kenora Sexual Assault Centre
Lake of the Woods District Hospital
Ontario March of Dimes
4-H Ontario
Shaw Kenora Bass International
Sunset Area VCARS
St. John's Ambulance
The Lung Association
TriplePLAY
Volunteer.ca

Kenora Community Clubs Include:

Kenora Kinsmen
Kenora Lake of the Woods Lions Club
Rotary Club
Royal Canadian Legion Br. 12
Royal Canadian Legion Br. 12 Ladies Auxiliary
Royal Canadian legion Br. 13
Royal Canadian Legion Br. 13 Ladies Auxiliary
Shrine – Lake of the Woods Club
Shrine – Ladies Auxiliary

Community Assets

Location Attributes

The Kenora Recreation Centre Facilities include an arena, walking track, fitness area, aquatic centre and multi-purpose rooms.

The aquatic centre includes three pools, a 98 foot waterslide, hot tub and sauna. The lane pool has 8 swim lanes and hosts swim lessons. The 12 person hot tub is set at a comfortable 98 degrees and the sauna sits 8 people in a dry 98 degree heat.

The fitness centre has two main areas; the Aerobics Room on the main floor is a fully equipped air conditioned room where group fitness programs are offered. The Fitness Centre on the second floor includes two air conditioned rooms stocked with state-of-the-art equipment and a variety of free weights. There is space to stretch and cool down. Elipticals and treadmills line the windows looking out over beautiful Lake of the Woods. To complete the fitness centre amenities, fitness consultants are available for personal training.



Recreation Centre

The Kenora Recreation Centre is owned and operated by the City of Kenora. The facility has senior programming and is accessible with elevators and low inclined walk ways.

Location
18 Mike Richards Way
Kenora, ON
(807)467-2088

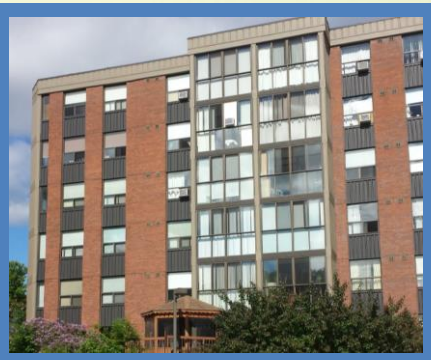
Additional Services

The Kenora Recreation Centre offers a wide variety of programming for all their facilities. There are two New Horizons senior centres in Kenora; one is located in the Keewatin Public Library and the other is located on-site at the Kenora Recreation Centre. The New Horizons Centre is located on the first floor and offers seniors a space for meetings, social events, handicrafts, fitness and learning activities. Promotion of an active life for seniors is completed through public awareness and advocacy of seniors needs, talents and abilities.

Senior Housing Facilities

Location Attributes

Benidickson Court is a multiple storey complex that offers both market rental units and rent-geared-to-income units. The application process for rent-geared-to-income apartments is handled by the Kenora District Services Board. The market rental apartments and regular operations are handled by Direct Management Services Inc. Benidickson Court is a wheel chair accessible apartment and offers additional services including dining and supportive activities for a monthly fee. The facilitity is located in Kenora's downtown behind Kenora Safeway and is in very close proximity to the Kenora Recreation Centre.



Benidickson Court

Benidickson Court is operated by Direct Management Services Inc. The Building offers market rental and rent-geared-to-income apartments.

Location
450-A Laurenson Ln
Kenora, ON
(807)547-5471

Additional Services

Benidickson Court offers a supportive housing program through community support services and is designed to help people live independently in their own apartments. The program promotes mental and physical health with around the clock personal support. Residents engage in scheduled activities and outings for a monthly fee.

Benidickson Court also partakes in a congregate dining program along with Pinecrest Home for the Aged, Parkview Apartments and Gardner House. The program is offered for Benidickson Court on Monday's and Wednesday's.

Senior Housing Facilities

Location Attributes

Gardner Housing is a multi-storey building that offers both market rental units and rent-geared-to-income units. The application process for rent-geared-to-income apartments is handled by the Kenora District Services Board. The market rental apartments and regular operations are handled by Direct Management Services Inc. Gardner Housing is a wheel chair accessible apartment and offers additional senior services including dining for a monthly fee. The facility is located in Kenora's downtown adjacent to the Kenora Shoppers Mall.

Additional Services

Kenora Supportive Housing is offered at an additional cost. The assistive items include 24 hour lifeline support, daily wellness checks, housekeeping, medication reminders, laundry services, light meal support, personal care assistance, and enrichment activities.

Gardner House partakes in a congregate dining program along with Pinecrest Home for the Aged and Parkview Apartments. The program is offered for Gardner House and the neighbouring Parkview Apartments on Tuesdays And Thursdays.



Gardner House

Gardner House is operated by Direct Management Services Inc. The building offers market rental and rent-geared-to-income apartments.

Location
610 Park Street
Kenora, ON
(807)-547-5471

Senior Housing Facilities

Location Attributes

Parkview Apartments complex is a 6 storey facility with 72 seniors only non-market units. The facility was constructed in 1980 and offers rent-geared-to-income and is operated by the Kenora District Services Board. The building is equipped with elevators, wheelchair accessible amenities, two laundry rooms, in room fridge, stove and washrooms for accessibility. The facility is located in Kenora's downtown core, adjacent to the Kenora Shoppers Mall.

Additional Services

Kenora Supportive Housing is offered at an additional cost. The assistive items include 24 hour lifeline support, daily wellness checks, housekeeping, medication reminders, laundry services, light meal support, personal care assistance, and enrichment activities.

Parkview Apartments partakes in a congregate dining program along with Pinecrest Home for the Aged, Benidickson Court and the neighbouring Gardner House. The program is offered for Parkview and Gardner House on Tuesdays and Thursdays.



Parkview Apartments

The Parkview Apartment complex is a KDSB facility. The Apartments are strictly non-market rentals with rent-geared-to-income units.

Location
630 Park Street
Kenora, ON
P9N 1B2

Senior Housing Facilities

Location Attributes

Amethyst Apartments complex is a 2/3 storey walk-up facility with 39 seniors only non-market units. The facility was constructed in 1975 and offers rent-geared-to-income and is operated by the Kenora District Services Board. The building is equipped with elevators, wheelchair accessible amenities, two laundry rooms, in room fridge, stove, and washrooms for accessibility. The facility is located behind Pinecrest Home for the aged in relative proximity to the ambulance dispatch centre, and Garrow Park.

Additional Services

Kenora Supportive Housing funded through Northwest Local Health Integration Network is offered at some KDSB and other senior facilities in Kenora for an additional cost. The assistive items include 24 hour lifeline support, daily wellness checks, housekeeping, medication reminders, laundry services, light meal support, personal care assistance, and enrichment activities.



Amethyst Apartments

The Amethyst Apartment complex is a KDSB facility. The apartments are strictly non-market-rentals with rent-geared-to-income units.

Location
1205 Heenan Place
Kenora, ON
P9N 2Y6

Senior Housing Facilities

Location Attributes

Grandview Villa is a 5 storey, 33 suite non-profit life-lease senior housing facility. The option for the life-lease allows residents to experience the benefits of both ownership and the services that often accompany rental facilities. The building is equipped with elevators, wheelchair accessible amenities, and in room washrooms for accessibility. The facility is located adjacent to the Kenora Golf Course, relatively close to Highway 17 E and is in close proximity to big box stores and Anicinabe Park.

Additional Services

The building is equipped with a large common area on the penthouse floor, which acts as a multi purpose room. There is also a storage area available. Residents have access to private balconies attached to each suite and available parking on the property.



Grandview Villa

Grandview Villa is a non-profit life-lease facility. The project was developed by Acorn and is Managed by Murdoch Management.

Location
7 Woods Drive
Kenora, ON
1(800)543-6118

Senior Housing Facilities

Location Attributes

Southward Villa is a multiple storey life-lease facility with 27 apartment suites. The option for life-lease allows residents to experience the benefits of both ownership and the services that often accompany rental facilities. The building is equipped with elevators, wheelchair accessible amenities, and in room washrooms for accessibility. Central forced air systems are present in all public spaces and an emergency call system is in place for residents. The facility is located adjacent to the Downtown core in very close proximity to the Kenora Recreation Centre.

Additional Services

Residents have access to extensive multi-purpose space which includes a common room with kitchenette facilities, a recreation room, a lounge, a library area and a common storage space. Surface parking is also included with the resident base package.



Southward Villa

Southward Villa is a non-profit life-lease facility. The project was developed by Acorn and is managed by Murdoch Management.

Location
202 Sixth Street South
Kenora, ON
1(800)543-6118

Senior Housing Facilities

Location Attributes

Pinecrest is a 2 storey facility with 116 beds. The building is equipped with elevators, call bells, a key pad security system and in room washrooms for accessibility. Chapel services are available with the two dining areas, and activity areas. The Facility is located along Valley Drive, a short distance from major transportation routes, the Downtown core, and is in close proximity to the Kenora Ambulance Base located on 14th Street North.

Additional Services

Pinecrest is the main office for the Community Support Services providing access to programming for seniors throughout the community including congregate dining. Residents are permitted personal items, television and telephone use. Residents also have access to family council, spiritual care, and a residents council. Activities and services include recreational services, banking services, laundry services, and hairdressing services. The facility also has a tuck shop (canteen). Pinecrest Home for the Aged also offers Community Care Access Centre's (CCAC's) short-stay respite program which provides a period of relief for people who are responsible for the ongoing care of an individual.



Pinecrest

Pinecrest is a Municipal Long-Term Care Facility operated by the District of Kenora Home for the Aged. The facility is also approved for short stay beds.

Location
1220 Valley Drive
Kenora, ON
(807)468-3165

Senior Housing Facilities

Location Attributes

Birchwood Terrace is a 2 storey facility with 96 beds. The building is equipped with elevators, call bells, and in room washrooms for accessibility. Chapel services are available along with two dining areas, and activity areas. The facility is located along Highway 17 and is in close proximity to Lake of the Woods District Hospital and the Downtown core.

Additional Services

Residents are permitted personal items, television and telephone use. Residents also have access to family council, spiritual care, and a residents council. Activities and services include recreational services, banking services, laundry services, and hairdressing services. The facility also has a tuck shop (canteen).



Birchwood Terrace

Birchwood Terrace is the only privately owned Long-Term Care Facility in Kenora. The facility has recently been purchased by Southbridge Capital.

Location
237 Lakeview Drive
Kenora, ON
(807)468-9532

Senior Housing Facilities – NEW!

Location Attributes

Located at the former Keewatin-Patricia District School Board office building, the Norman Condos are an eleven unit condominium development with affordable living units available. There are eight two bedroom units and three one bedroom units available, with one two bedroom unit being completely accessible. The development is targeted at individuals aged 55-75. Location is minutes from Kenora's downtown core.

Additional Services

The development includes a common room with full kitchen and available guest suites, a 7 stall heated garage plus an additional double garage and an outdoor recycling center for household waste and recycling products. All units have updated energy efficient lighting, heating, and appliances.



Norman Heights Condos

Norman condominiums is a development by Godbout Property Holdings Inc. and meant for individuals aged 55-75. Affordable living options are available.

Location
100 First Ave. W.
Kenora, ON
(807)547-4020

Senior Housing Facilities – Coming Soon!

Location Attributes

King's Landing is a four phase development – the first phase will include 10 townhouse units, the second phase will include 12 townhouse units and the last two phases will include 24 condo units each. Each unit includes a garage, 2 bedrooms – a master bedroom with ensuite and walk-in closet, personal laundry room, bathroom, kitchen, dining room and living room. Located within minutes of Kenora's downtown core.

Additional Services

The third phase of development will also include a community centre for King's Landing residents.



King's Landing

King's landing is a four phase development including modern and spacious townhouse and condo units.

Location
1731 Railway St.
Kenora, ON
(807)465-5955

Senior Housing Facilities – Coming Soon!

Location Attributes

The Fairway is a four storey apartment complex that neighbours Grandview Villa – an existing seniors housing facility. The apartment building will include 24 units, each including: individual temperature controls, personal laundry room, new appliances and a private balcony. The property is located beside the Kenora Golf and Country Club and within a 5-minute drive of Kenora's downtown core.

Additional Services

Additional amenities included in the building are an elevator, shared spaces for playing games, heated indoor parking on ground level with additional storage, a common room with full kitchen, ample visitor parking and planned excisions/specials events.



The Fairway

The Fairway is a four storey apartment complex development by BridgeRoad Developments Ltd.

Location
3 Woods Dr.
Kenora, ON
(204)801-3442

Future Development – Potential Locations

Please contact the City of Kenora Economic Development Department for information on potential locations or if you have any development inquiries.



Additional Resources & Supports

Lake of the Woods Development Commission

The Lake of the Woods Development Commission works in partnership with the City of Kenora through a Memorandum of Understanding and collaboratively with businesses, local business and other organizations, as well as provincial and federal agencies and representatives to implement the Economic Development Plan. We help potential businesses and investors through providing: business planning assistance, orientation to Kenora site locations and other information.

Harbourtown Business Improvement Zone

Harbourtown BIZ was established on December 22, 2003, under by-law 166-2003 by the City of Kenora. The mandate of BIZ is to manage improvement, beautification and maintenance of lands, buildings and structures in the downtown area, and the promotion of the area as a business and shopping area with approximately 300 businesses.

The Young Professionals Network

The Young Professionals Network of Kenora – comprised of 20-40 year old professionals in the workforce or self-employed – strives to empower social and professional networking; engage in community improvement and development; and educate through professional development initiatives.

Lake of the Woods Business Incentive Corporation

As a Community Futures Development Corporation (CFDC), LOWBIC offers a wide variety of programs and services to support community economic development and small business growth.

The Northwest Business Centre

The Northwest Business Centre (NWBC) is the premier resource for small business. Their goal is to empower you with the advice, information and skills you need to succeed in small business.

The Kenora & District Chamber of Commerce

The Kenora & District Chamber of Commerce (KDCC) has been established to promote civic, commercial, industrial and agricultural progress as well as to work for sound legislation and efficient administration for our communities and all levels of government with over 200 members.

The Kenora Construction Association

The Kenora Construction Association is the regional voice for the construction sector of the City of Kenora area economy. It is a service organization as well as a policy making body. The KCA represents and serves general contractors, businesses and individuals interested in the well-being of the construction industry.

Lake of the Woods Property Owners Association

The Lake of the Woods District Property Owners Association (LOWDPOA) is a vibrant membership-driven organization focused on the sustainability of 'lake life' in our region. With more than 4000 members, they are one of the largest associations of its kind in the province of Ontario; a powerful force in Northwestern Ontario and beyond.

Kenora Hospitality Alliance

KHA is a local hotel affiliation dedicated to the promotion and growth of the Kenora areas hospitality sector. The KHA collects a voluntary bed tax from its members to support tourism, marketing and collaborative projects within the community.

Contact Information

City of Kenora – Economic Development Department

We help businesses interested in expanding an existing operation, developing a new location or relocating or redeveloping in Kenora by:

Business Planning Assistance

We help you access local resources for (free) professional business planning assistance

Orientation to Kenora

We introduce you to local businesses, municipal departments, realtors and government

Site Location

We help you find a property or site to fit your business needs

Information

We provide you with information and research

Megan Dokuchie,
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