



AGENDA

Special Meeting of Council of the City of Kenora

**Wednesday, September 20, 2017
9:00 a.m.
City Hall Council Chambers**

1. Call to Order

2. Public Information Notices
N/A

3. Declaration of Pecuniary Interest and the General Nature Thereof

The Mayor will ask if any Member of Council has any Declarations of Pecuniary Interest and the General Nature Thereof pertaining to any items as follows:

- i) On today's agenda or from a previous meeting;
- ii) From a meeting at which a Member was not in Attendance

4. Presentations/Deputations

Approximately five (5) minutes per person/group.

5. Special Items

- Site Plan Agreement – 3 Woods Drive (Bridge Road Construction Ltd.)

6. By-laws

- Site Plan Agreement – 3 Woods Drive (Bridge Road Construction Ltd.)

7. Announcements (non-action)

8. Adjourn Meeting

Information on Voting by Mayor & Council under The Municipal Act, 2001

243. Except as otherwise provided, **every member** of a council shall have **one** vote;

245. Any question on which there is a **tie vote shall be deemed to be lost**, except where otherwise provided by any Act;

246. (1) If a member present at a meeting at the time of a vote requests immediately before or after the taking of the vote that the vote be recorded, each member present, except a member who is disqualified from voting by any Act, shall announce his or her vote openly and the clerk shall record each vote;

(2) A **failure to vote** under subsection (1) by a member who is present at the meeting at the time of the vote and who is qualified to vote shall be **deemed to be a negative vote**.



September 18th, 2017

Staff Report

To: Mayor and Council

Fr: Devon McCloskey, City Planner

Re: Application for Site Plan Approval – 3 Woods Drive

File No.: D11-17-04

**Owners: Doug Lafreniere Developments Ltd.
(Closing date October 1st to Fairway Investment Group Ltd.)**

Developer: Fairway Investments Group Ltd. (Bridge Road Construction Ltd.)

Recommendation:

That the Mayor and Clerk be authorized to execute a site plan agreement between the City of Kenora and Fairway Developments Ltd. (Bridge Road Construction Ltd.), to allow for the development of a 24 unit apartment dwelling, all associated facilities; and further

That the appropriate bylaw be passed for this purpose.

Background:

The Site Plan Review Committee of the City of Kenora, has been working with the developer since the fall of 2016 toward the selection of property and development of an apartment complex, targeted for occupants 50+ in age.

The Woods Drive location was selected in the spring of 2017, and staff have had the opportunity to for a preliminary review of plans on August 1st. The complete application for site plan approval was received on August 17th, and the results of the site plan review committee were provided to the applicant on September 13th.

As required by the City's Policy for Site Plan Approval, the applicant held a Public Meeting. Notice of the application was circulated to property owners within 120 metres and posted in the newspaper on September 7th.

The Public Meeting was held at Minis Hall at the Super 8 Hotel on September 14th. There were approximately 18 attendees, in addition to the developer, property owner, city staff (6) and the media (see applicants summary letter attached).

As displayed on the Site Plan set (topographic survey, landscaping and details), the development entails a total development of the property including, a lower level common room, outdoor amenity space, 24 indoor parking stalls, as well as outdoor parking for residents and guests, landscaped features including sod and plantings, a garbage enclosure, looped entrance, and boulevard.

Budget: No impact. Application fees (\$800.00) paid in accordance with the Tariff of Fees By-law. All remaining costs for registration, etc. will be the responsibility of the developer.

Communication Plan/Notice By-law Requirements: Notice of the complete application and public meeting provided in accordance with City Policy PP-5-1. Notice of meetings, of the Committee of a Whole, and Council provided as per the Notice By-law.

Please provide circulation of decision to: Community and Development Services Department, Operations Department, Property Owner, Filing.

Risk Analysis: Analysis of planning applications is accomplished in accordance with the legislation provided through the Planning Act. Applications are required to be consistent with the Provincial Policy Statement, and meet the criteria listed in the Official Plan.

Strategic Plan or Other Guiding Document: The Official Plan, Designation By-law (189-2010) and City Policy (PP-5-1), provides criteria for the evaluation of Applications for Site Plan Approval.



SITE PLAN CONTROL APPLICATION
The Corporation of the City of Kenora
Operations Centre
60 Fourteenth St. N., 2nd Fl. Kenora ON P9N 4M9

Site Plan Control Fees	
Other than residential under 7 units	\$800
Residential (<i>under 7 units</i>)	\$200
(<i>7+ units</i>)	\$800
Deposit (<i>as required by the City of Kenora</i>)	\$500

This application is based upon the following representation of fact which the Applicant/Agent certifies to be true. Please complete this application and the last page attached. Please PRINT clearly.

Section 1 General Information - To be completed in full

Registered Owner **Fairway Investments Group Ltd.**
Name: _____
Principal of Company (If Owner is a Company): **Bridge Road Construction**
Address: _____
Box 160, Winkler, MB
Postal Code: **R6W 4A4** Email Address: **mabstreiter@bridgeroad.ca**
Telephone No.: **204-325-7496** Cellular No.: **204-362-8595**
Fax No.: **204-325-8685** Website Address: **www.bridgeroad.ca**

1.1 Applicant/Agent – If other than the registered Owner, written authorization from registered Owner must accompany this application – see Section 9 – Authorizations in this form.

Nelson Architecture Inc.
Name: _____
Principal of Company (If Owner is a Company): **David Nelson**
Address: _____
205 Lakeview Drive, Kenora, ON
Postal Code: **P9N 3X7** Email Address: **tim@nelsonarchitecture.com**
Telephone No.: **807-468-9442** Cellular No.: _____
Fax No.: _____ Website Address: **nelsonarchitecture.com**

Communications to be the City of Kenora and:

Owner Applicant/Agent All

NOTE: Unless otherwise requested, all correspondence will be sent to the Applicant.

Section 2: Location of the Subject Land

2.1 Municipal Address: **3 Woods Drive, Kenora ON**
Municipal Roll Number: **6016040002015090000**

Concession Number(s)	Lot Number(s)	Registered Plan No. PLAN 23M883	Lot(s) and/or Block(s) LOT 9
Reference Plan No.	Part Number (s) PCL;39110	Parcel and PIN Number PCL32230	

2.2 Are there any easements or restrictive covenants affecting the subject land(s)? Yes No
 If yes, please provide a copy of the easement or covenant and describe same below.

SECTION 3: Description of the subject land(s) and servicing information

3.1 Description	Frontage (m) Depth (m) 56m, 50m Area (ha) 0.36ha	
3.2 Use of Property	Existing Use(s) Apartment building Proposed Use(s)	
3.3 Access (check the appropriate space)	<input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Municipal road, maintained all year <input type="checkbox"/> Municipal road, maintained seasonally	<input type="checkbox"/> Other public road <input type="checkbox"/> Right of way * please provide copy of legal documents <input type="checkbox"/> Water access - describe

If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 3.3, indicate ownership of the land or road, responsibility for its maintenance and whether or not maintained seasonally or all year.

**If access to the subject land is from a provincial highway, please contact the Ministry of Transportation of Ontario to determine status of an entrance permit. Please provide a copy of the documentation permitting the entrance.

If access to the subject land is by water, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

3.4 Potable Water Supply (font size changed)	<input checked="" type="checkbox"/> Municipal owned and operated piped water system <input type="checkbox"/> Privately owned and operated individual well <input type="checkbox"/> Privately owned and operated communal well	<input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other means (please explain):
3.5 Sewage Disposal	<input checked="" type="checkbox"/> Municipal owned and operated sanitary sewage system <input type="checkbox"/> Privately owned and operated individual septic system* <input type="checkbox"/> Privately owned and operated communal septic system*	<input type="checkbox"/> Other means* (please explain): *Provide a copy of the current certificate of approval
3.6 Other services	<input checked="" type="checkbox"/> Electricity <input type="checkbox"/> School bussing <input checked="" type="checkbox"/> Garbage collection	

3.7 List the new service connections which are expected to be required for the proposed development and sizes.
 Electricity (hydro), Sewer and Water

3.8 Electricity – The Applicant will be required to contact Kenora Hydro or Hydro One with expected service requirements. Please contact Kenora Hydro or Hydro One.

3.9 The Applicant may be required to obtain additional permits, or approvals from the Ministry of the Environment or the Northwestern Health Unit.

SECTION 4: LAND USE (Refer to current City of Kenora Official Plan and Zoning By-law)

4.1 Indicate the Official Plan designation(s) of the subject lands: Established Area

4.2 Indicate the relevant zone(s) of the Zoning By-law of the subject lands: (R3) Residential Third Density

4.3 Has the property ever been used for commercial or industrial purposes: Yes No
 ** If yes, provide a record of site condition, or brief history of the use of the property. There may be a requirement for submission of additional environmental assessment information.

SECTION 5: ADDITIONAL INFORMATION FOR COMMERCIAL & INDUSTRIAL DEVELOPMENT

	Existing	Proposed	Total
Gross/Total Building Floor Area			Sq. metres
Building Height			Metres
Gross leasable commercial space for convenience retail			Sq. metres
Gross floor area for office use			Sq. metres
Gross floor area for general retail			
Gross floor area for restaurant use			Sq. metres
Gross floor area for warehouse/wholesale space			Sq. metres
No. of on-site parking stalls			
No. of boat slips			
No. of on-site loading spaces			
Gross area of seasonal outdoor space			Sq. metres
No. of service bays for vehicle/equipment/marine servicing			

SECTION 6: ADDITIONAL INFORMATION FOR RESIDENTIAL DEVELOPMENT

	Existing	Proposed	Total
No. of dwelling units		24	24
Gross/total floor area		4120	4120
No. of on-site parking stalls		24	24
No. of storeys		4	4
Building height		16	16
			Metres

SECTION 7: ADDITIONAL INFORMATION FOR INSTITUTIONAL DEVELOPMENT

	Existing	Proposed	Total
Total Floor area			Sq. metres
Building height			Metres
Height of tower/spire/steeple			Metres
No. of on-site parking stalls			
No. of on-site loading spaces			
Seating capacity- Church			
No. of classrooms (education/church use)			

SECTION 8: ADDITIONAL INFORMATION FOR NON-STRUCTURAL DEVELOPMENT (Parking lots, recreational fields, parks etc.)

	Existing	Proposed	Total
Dimensions & area			
Cover material (asphalt/gravel/turf)			
Location and type of lighting			
Type of plumbing (irrigation, drinking fountains etc.)			

PERSONAL INFORMATION CONTAINED ON THIS FORM IS COLLECTED PURSUANT TO THE MUNICIPAL ACT, AND WILL BE USED FOR THE PURPOSE OF PROCESSING AND APPROVAL OF THIS APPLICATION AND ASSOCIATED APPLICATIONS. QUESTIONS ABOUT THIS COLLECTION SHOULD BE DIRECTED TO: FREEDOM OF INFORMATION AND PRIVACY COORDINATOR, CITY OF KENORA, ONE MAIN STREET SOUTH, KENORA, ON P9N 3X7 - (807) 467-2000.

SECTION 9: AUTHORIZATIONS


9.1 If the Applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the Applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, DOUGLAS LAFRENIERE, D. LAFRENIERE DEVELOPMENTS LTD., am the owner of the land that is the subject of this application

and I authorize Michael Absreiter to make this application on my behalf.

AUG. 14/17
Date


Signature of Owner

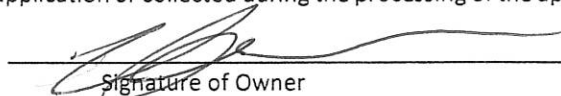
9.2 If the Applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, DOUGLAS LAFRENIERE, D. LAFRENIERE DEVELOPMENTS LTD., am the owner of the land that is the subject of this application for the purposes of the **Freedom of Information and Protection of Privacy Act**,

I authorize T. Penner & M. Absreiter, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

AUG. 14/17
Date


Signature of Owner

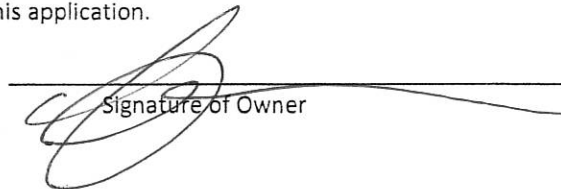
SECTION 10: Consent of the Owner

10.1 Complete the consent of the owner concerning personal information set out below.

Consent of the Owner to the Use and Disclosure of Personal Information

I, DOUGLAS LAFRENIERE, D. LAFRENIERE LTD., am the owner of the land that is the subject of this consent application and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application.

AUG. 14/17
Date


Signature of Owner

11. Affidavit or Sworn Declaration (To be completed in front of "Commissioner of Oaths" only)

Affidavit or Sworn Declaration for the Prescribed Information

I, _____ of the _____

in the _____ make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the above sections is true.

Sworn (or declared) before me

at the _____

in the _____

this _____ day of _____ 20_____

Commissioner of oaths Applicant

11.2 Affidavit or Sworn Declaration for Requested Information

I, Marlee Dartiaih of the City of Kenora

in the Province of Ontario make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the above sections is true.

Sworn (or declared) before me

at the City of Kenora

in the Province of Ontario

this 14 day of August 2017

[Signature] _____

Commissioner of Oaths Applicant

**Marlee Rae Dartiaih, a Commissioner, etc.,
District of Kenora, for Jarnel Contracting Ltd.
Expires October 3, 2019.**



Box 160 Winkler, MB R6W 4A4
Ph: 204.325.7496
F: 204.325.8685

September 18, 2017

Attn: Devon McCloskey
City of Kenora

Re: Public Meeting

On Thursday September 14, 2017 Bridge Road Construction and Fairway Investment Group Ltd. jointly held a Public Meeting to provide an opportunity for Kenora residents to express concerns over the area site plan for the proposed 55+ Apartment building on Woods Drive. Approximately 25 residents attended the meeting. There was some misunderstanding as to the purpose of the meeting as many of those in attendance were there as prospective tenants looking for information on the building, rather than having concerns about the area site plan.

One specific concern raised by a couple of people was the traffic levels that the project would create. It was suggested by one that a four way stop be installed at the corner of Woods Dr. and Pine Portage Road. It is our opinion that this building will not cause undue congestion and a 4 way stop is likely unnecessary.

A second suggestion was made to purchase an empty lot (cost split with the City) so that we could exit off Agur St. This person was under the assumption we were still building on the Agur St. location and simply required clarification as to the location on Woods Dr.

A third concern was that a neighboring property had sand on his yard from the construction of the rock retaining wall on the North side of the property. The gentleman was satisfied with assurances that we would rectify this and take measures to ensure this would not happen again.

Generally, there was a very positive reception to the building from those in attendance.

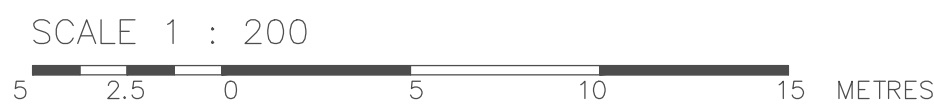
Sincerely,

Travis Penner
Vice President



TOPOGRAPHIC SURVEY OF

ALL OF
LOT 9
PLAN 23M-883
CITY OF KENORA
DISTRICT OF KENORA
ERIC RODY, OLS



METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA PRECISE POINT POSITIONING ON NAL 1 AND MONUMENT 3 TO YIELD A GRID BEARING OF N 56°15' W, NAD 83 CSRS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 15 (93° W LONGITUDE) (1997.0).

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO THE CGVD28 DATUM DERIVED FROM GPS OBSERVATIONS COLLECTED AT POINT 1 AND POST PROCESSED UTILIZING THE PRECISE POINT POSITIONING (PPP) NRCAN SERVICE. ELEVATION OF POINT 1 IS 349.12m.

ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 0°56'00" (CLOCKWISE) WAS APPLIED TO BEARINGS ON P TO CONVERT TO UTM BEARINGS.

SCALE FACTOR NOTE

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999887.

LEGEND	SYMBOL	DESCRIPTION
■	-----	DENOTES SURVEY MONUMENT FOUND
□	-----	DENOTES SURVEY MONUMENT PLANTED
IB	-----	DENOTES ROUND IRON BAR
RB	-----	DENOTES ROUND IRON BAR
SIB	-----	DENOTES STANDARD IRON BAR
1307	-----	DENOTES R. A. WOODS, G.L.S.
P	-----	DENOTES PLAN 23M-883
PRP	-----	DENOTES PROPORTIONED
INV.	-----	DENOTES INVERT
EL	-----	DENOTES ELEVATION
FNE	-----	DENOTES FOUND NO EVIDENCE
-GAS-	-----	DENOTES UNDERGROUND GAS LINE
-UT-	-----	DENOTES UNDERGROUND BELL AND SHAW LINES IN THE SAME TRENCH

BLEND PROPOSED GRADE TO EXISTING STEEP SLOPE DETERMINED TO BE STABLE

SOUTHWESTERLY PART OF THE EAST HALF OF MINING LOCATION K13

SITE PLAN LEGEND

×	343.95	EXISTING SPOT ELEVATION (SHOWN SCREENED)
+	196.65	PROPOSED SPOT ELEVATION
---	196.5	EXISTING CONTOUR LINE (SHOWN SCREENED AND DASHED)
---	299.0	PROPOSED CONTOUR LINE
FH		PROPOSED FIRE HYDRANT
LS		PROPOSED LIGHT STANDARD
---		PROPOSED FIRE ROUTE
---		POST AND RAIL METAL GUARD
M.D. ASPHALT	4 A103	HEAVY DUTY ASPHALT PAVING 40 mm HL3 80 mm HL8 150 mm Gran. A. 300 mm Gran. B.
H.D. ASPHALT	4 A103	MEDIUM DUTY ASPHALT PAVING 40 mm HL3 80 mm HL8 150 mm Gran. A. 200 mm Gran. B.
CONC.	1 A103	CONCRETE PAVING 150 mm -35 MPa CONC. c/w 150x150 WMM 150 mm Gran. A.
H.D. CONC.	5 A103	HEAVY DUTY CONCRETE PAVING 200 mm -35 MPa CONC. REIN-10M BARS 300 mm oc. BW 150 mm Gran. A. 300 mm -50 mm CRUSHER RUN
PRECAST CONC UNIT PAVERS	3 A103	
RIVER ROCK	6 A103	300 mm -RIVER STONE -100-150 DIA. FILTER CLOTH 100 mm GRAN. A.
DC	2 A103	CURB DEPRESSION OR CURB CUT OR FLUSH CURB (RAISED ASPHALT)
HC	9 A103	HANDICAPPED PARKING C/W SIGNAGE AND GRAPHICS
FR		BUILDING ENTRANCES
HC		HANDICAPPED PARKING SIGN
FR		FIRE ROUTE SIGN
		SIGNAGE TO MUNICIPAL STANDARD

PIN 42167-0185 (LT)

LOT 10
PLAN 23M-883

LOT 1
PLAN 23M-883
PIN 42167-0066 (LT)

LOT 2
PIN 42167-0349 (LT)

PIN 42167-0185 (LT)

LOT 10
PLAN 23M-883

LOT 1
PLAN 23M-883
PIN 42167-0066 (LT)

LOT 2
PIN 42167-0349 (LT)

SITE DEVELOPMENT NOTES:

- THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- FIRE ROUTES SHALL BE DESIGNATED AS PER MUNICIPAL STANDARDS, PRIOR TO OCCUPANCY OF THE BUILDING.
- ALL FIRE ROUTE ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 13,363 KG PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M.
- DRIVEWAYS ON THE MUNICIPAL RIGHT OF WAY SHALL BE PAVED BY THE APPLICANT.
- AT THE ENTRANCE TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY.
- THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN INSTALLED AT THE APPLICANTS EXPENSE, IN ACCORDANCE WITH MUNICIPAL STANDARDS.
- SILT CONTROLS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND TO BE MAINTAINED FOR THE DURATION OF CONSTRUCTION.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AND THAT A SUFFICIENT NUMBER OF TESTS ARE TO BE UNDERTAKEN.
- PARKING STALL DELINEATION SHALL BE WITH 100 mm WIDE WHITE OR YELLOW MARKINGS.

SITE PLAN NOTES:

- BASE INFORMATION AND EXISTING CONDITIONS SHOWN SCREENED WERE TAKEN FROM TOPOGRAPHIC SURVEY OF ALL OF LOT 9, PLAN 23M-883, CITY OF KENORA DISTRICT OF KENORA, ERIC RODY OLS- COMPLETED 2017-05-30
- FOR ALL REFERENCES TO EXISTING CONDITIONS MAKE REFERENCE ONLY TO ORIGINAL SURVEY
- DISTANCES SHOWN ON THIS PLAN ARE IN METRES AN CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCH MARK HAS NOT BEEN DISTURBED AND THAT THE RELATIVE ELEVATION AGREES WITH THE INFORMATION SHOWN ON THIS PLAN.
- REFER TO PLANS PREPARED BY MCM CONSULTING ENGINEERS FOR SITE ELECTRICAL SERVICING INFORMATION.
- PROVIDE AND MAINTAIN ALL SILTATION CONTROL MEASURES, SILTATION CONTROL FENCING AT PERIMETER OF SITE AND REMOVE AT COMPLETION
- BEFORE DIGGING SERVICES MUST BE LOCATED BY THEIR RESPECTIVE AGENCIES AND PROTECTED BY THE CONTRACTOR.
- REFER TO DRWG A101 FOR SITE LAYOUT AND TO DRWG. A102 FOR LANDSCAPE PLANTING.
- FOR BOREHOLE INFORMATION REFER TO GEOTECHNICAL INVESTIGATION REPORT
- UNLESS OTHERWISE INDICATED ALL STANDARD CONCRETE CURBS EXCEPT CURB DEPRESSIONS ARE TO BE 150 MM HIGHER THAN ASPHALT GRADES INDICATED.
- CLEAR AND GRUB ALL TREES INDICATED TO BE REMOVED AS SPECIFIED, AND PROVIDE PROTECTION FOR TREES AND VEGETATION TO REMAIN

NOTE: UNDERGROUND HYDRO SERVICING IN CLOSE LATERAL PROXIMITY TO UNDERGROUND BELL/SHAW LOCATE.

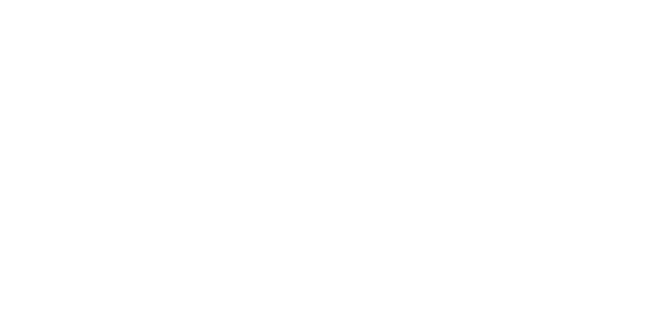
SITE PLAN STATISTICS

WOODS DRIVE APARTMENTS - 24 apartments																															
3 WOODS DRIVE																															
KENORA, ONTARIO																															
Scale Drawn by PFKLA Approved by DN																															
Date: JUNE 1, 2017																															
Client: BRIDGE ROAD CONSTRUCTION LTD.																															
Project: FAIRWAY APARTMENTS WOODS DRIVE APARTMENTS																															
LOCATION: KENORA, ONTARIO																															
Title: SITE LAYOUT & GRADING PAN																															
Orientation:																															
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<table border="1"> <thead> <tr> <th colspan="2">B. PARKING</th> </tr> </thead> <tbody> <tr> <td>1. TOTAL SPACES REQUIRED</td> <td>43</td> </tr> <tr> <td>2. TOTAL SPACES PROVIDED</td> <td>43</td> </tr> <tr> <td>3. 1.5 / UNIT (36) + 2/UNIT VISITOR (5) + 2 BF</td> <td></td> </tr> </tbody> </table>		B. PARKING		1. TOTAL SPACES REQUIRED	43	2. TOTAL SPACES PROVIDED	43	3. 1.5 / UNIT (36) + 2/UNIT VISITOR (5) + 2 BF																							
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Revisions

REV.#	DATE	ISSUED FOR:
2	SEPT 15, 2017	SITE PLAN RESUBMISSION
1	AUGUST 22, 2017	NEW SURVEY BASE ETC

Seal



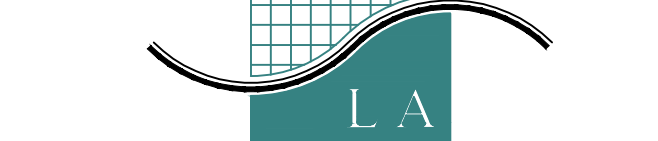
P.F. KALDEWITZ LANDSCAPE ARCHITECTS LTD.
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Scale Drawn by PFKLA Approved by DN
Date: JUNE 1, 2017
Client: BRIDGE ROAD CONSTRUCTION LTD.

Project: FAIRWAY APARTMENTS WOODS DRIVE APARTMENTS
LOCATION: KENORA, ONTARIO
Title: SITE LAYOUT & GRADING PAN
Orientation:



Drawing No. Rev. No. Project No. 1306

A-101

TOPOGRAPHIC SURVEY OF

ALL OF
LOT 9
PLAN 23M-883
CITY OF KENORA
DISTRICT OF KENORA
ERIC RODY, OLS
SCALE 1 : 200
5 2.5 0 5 10 15 METRES

METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM STATIC GPS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA PRECISE POINT POSITIONING ON NAL 1 AND MONUMENT 3 TO YIELD A GRID BEARING OF N 56°15' W, NAD 83. CURS ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 15 (93° W LONGITUDE) (1997.0).

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC REFERRED TO THE CDVD28 DATUM DERIVED FROM GPS OBSERVATIONS COLLECTED AT POINT 1 AND POST PROCESSED UTILIZING THE PRECISE POINT POSITIONING (PPP) NRCAN SERVICE. ELEVATION OF POINT 1 IS 349.12m.

ROTATION NOTE

FOR BEARING COMPARISONS, A ROTATION OF 0°56'00" (CLOCKWISE) WAS APPLIED TO BEARINGS ON P TO CONVERT TO UTM BEARINGS.

SCALE FACTOR NOTE

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999887.

LEGEND	SYMBOL	DESCRIPTION
■	-----	DENOTES - SURVEY MONUMENT FOUND
□	-----	DENOTES - SURVEY MONUMENT PLANTED
○	-----	DENOTES - ROUND IRON BAR
RB	-----	DENOTES - ROUND IRON BAR
SIB	-----	DENOTES - STANDARD IRON BAR
1307	-----	DENOTES - R. A. WOODS, O.L.S.
P	-----	DENOTES - PLAN 23M-883
PRDP	-----	DENOTES - PROPORTIONED
INV.	-----	DENOTES - INVERT
EL	-----	DENOTES - ELEVATION
FNE	-----	DENOTES - FOUND NO EVIDENCE
-GAS-	-----	DENOTES - UNDERGROUND GAS LINE
-UT-	-----	DENOTES - UNDERGROUND BELL AND SHAW LINES IN THE SAME TRENCH

BLEND PROPOSED GRADE TO EXISTING STEEP SLOPE DETERMINED TO BE STABLE

ON STEEP SLOPE PROVIDE EROSION CONTROL MAT TERRAFIX S200 CW STAPLES AND SEED AS SPECIFIED

SOUTHWESTERLY PART OF THE EAST HALF OF MINING LOCATION K13
PIN 42167-0185 (LT)

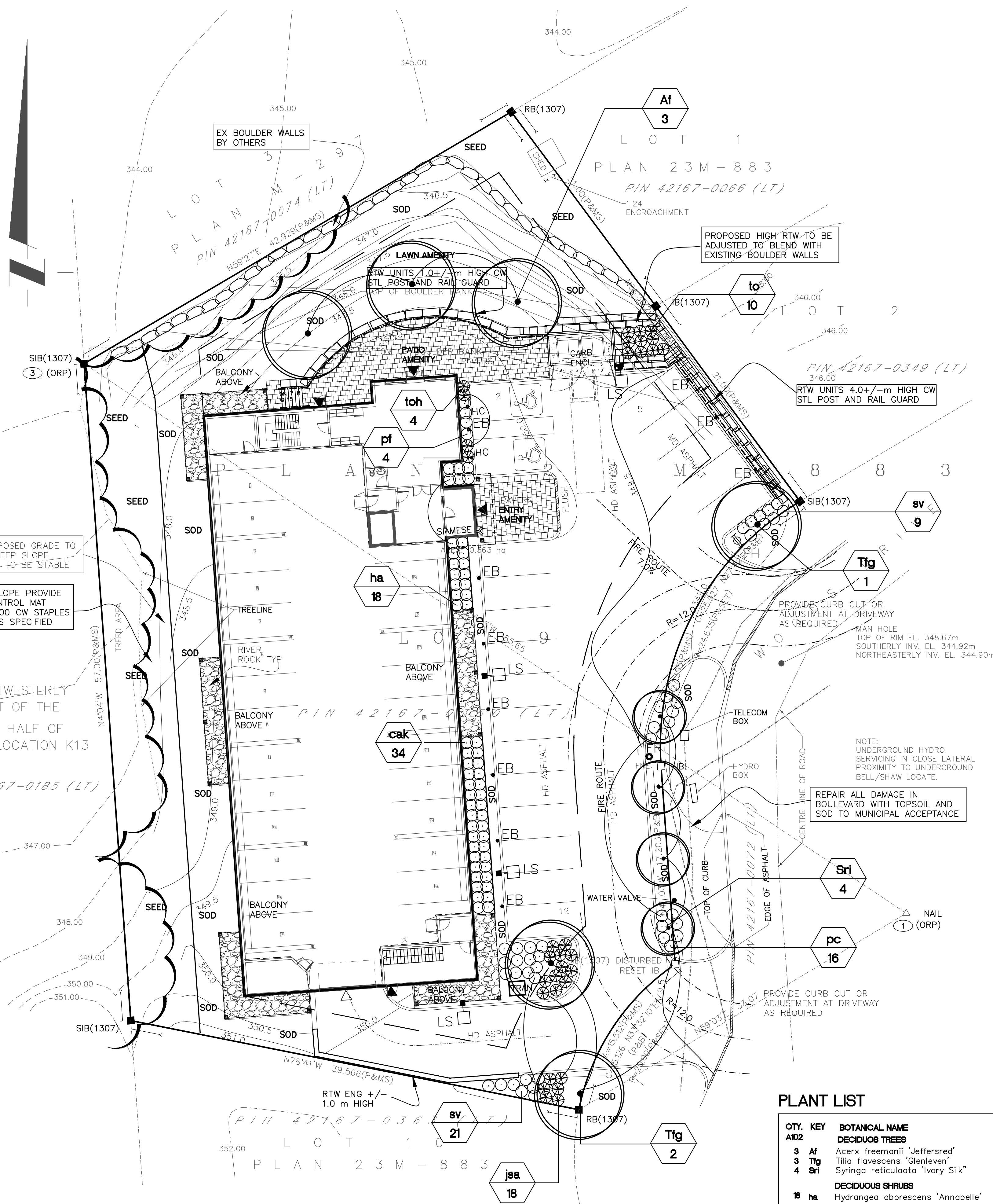
LANDSCAPE PLAN LEGEND

REFER TO DWG A101 FOR SITE RELATED LEGEND

- ▽ BUILDING ENTRANCES
- 252.0 PROPOSED CONTOUR LINE
- TREES TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED CONIFEROUS SHRUB

- SEED**
25 kg/ha
seed with annual ryegrass nurse crop @ 22kg/ha
OSC RURAL ONTARIO ROADSIDE MIXTURE
COMPOSED OF
- 15% LITTLE BLUESTEM
 - 15% INDIANGRASS
 - 15% VIRGINIA WILD RYE
 - 7% OX-EYE SUNFLOWER
 - 15% WILD LUPINS
 - 1% WHITE HEATH ASTER
 - 2% BUTTERFLY WEED
 - 15% BLACK EYED SUSAN
 - 1% NEW ENGLAND ASTER
 - 3% SHOWY TICK TREFOL
 - 1% BONSET
 - 3% BLUE VERVAIN
 - 1% BEARD TONGUE
 - 1% PURPLE CONEFLOWER
 - 1% WILD BERGAMOT

PROVIDE STRAW EROSION CONTROL BLANKET AT SWALE BOTTOMS AND 3:1 SLOPES. NORTH AMERICAN GREEN S150, OR EQUIVALENT.



PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SFR.	COND.	REMARKS
DECIDUOUS TREES								
3	Af	Acerx freemanii 'Jeffersred'	Autumn Blaze Maple	60 mm.			W.B	uniform specimen
3	Tfg	Tilia flavescens 'Glenleven'	Glenleven Linden	60 mm.			W.B	uniform specimen
4	Sri	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	60 mm.			W.B	uniform specimen
DECIDUOUS SHRUBS								
18	ha	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea		60 cm.			Potted uniform specimen
16	pc	Prunus cistena	Purple Leaf Sand Cherry		60 cm.			Potted uniform specimen
4	pf	Potentilla fruticosa 'Gold Star'	Jackman's Variety Cinquefoil		60 cm.			Potted uniform specimen
30	sv	Spirea vanhouttei	Vanhouttei Spirea		60 cm.			Potted uniform specimen
CONIFEROUS SHRUBS								
18	ja	Juniperus sabinia 'Arcadia'	Arcadia Sabina		125 cm.	60 cm.		Potted 3 GALLON POTS
10	to	Thuja occidentalis	White Cedar		110 cm.			Potted FIBRE POTS
4	toh	Thuja occidentalis 'Halmstrup'	Halmstrup Cedar		110 cm.			Potted 5 GALLON POTS
CONIFEROUS GRASSES								
34	ca	Calamagrostis acutifolia 'Karl Foerster'	Feather Reed Grass					Potted 2 GALLON POTS

LANDSCAPE PLAN NOTES

- BASE INFORMATION AND EXISTING CONDITIONS SHOWN SCREENED WERE TAKEN FROM TOPOGRAPHIC SKETCH OF ALL OF LOT 9, PLAN 23M-883, CITY OF KENORA, DISTRICT OF KENORA, ERIC RODY OLS- COMPLETED 2017-05-30
- REFER TO THIS PLAN FOR PLANTING ONLY.
- REFER TO DWG A101 FOR SITE LAYOUT INFORMATION.
- PRIOR TO DIGGING LOCATE AND PROTECT ALL BELOW GRADE SERVICES.
- PLANT QUANTITIES SHOWN ON PLAN GOVERN OVER PLANT KEYS, AND QUANTITIES INDICATED ON PLANT LIST. CONFIRM ANY DISCREPANCIES.
- PROPOSED TREE PLANTING AND SHRUB BED LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE OUT ON SITE LOCATIONS PRIOR TO PLANTING FOR REVIEW BY THE CONSULTANT.
- TOPSOIL IS TO BE IMPORTED IF ON-SITE MATERIAL IS UNSUITABLE. TOPSOIL IS TO BE FRIBLLE SANDY LOAM AS SPECIFIED, AND AMENDED AS PER RECOMMENDATIONS OF THE SOIL ANALYSIS LAB RESULTS.
- PROVIDE TOPSOIL MINIMUM DEPTH 150 mm ON ALL SEEDED AREAS, AND 125 mm IN ALL SODDED AREAS.
- PROVIDE PLANT BED, SHRUB BEDS, AND TREE WELLS WITH DEPTH OF PLANT MIX AS SPECIFIED.
- SOD SHALL BE FINE FESCUE/KENTUCKY BLUEGRASS SOD INSTALLED ON CULTIVATED AND PREPARED MIN. 1250mm FRIBLLE SANDY LOAM AS SPECIFIED.
- REINSTATE BOULEVARD AND OTHER MUNICIPAL PROPERTY DISTURBED BY THIS CONTRACT USING 100 mm. SCREENED TOPSOIL AND No. 1 NURSERY SOD.
- PLANT QUANTITIES SHOWN ON PLAN GOVERN OVER KEYS AND PLANT LISTING

Revisions



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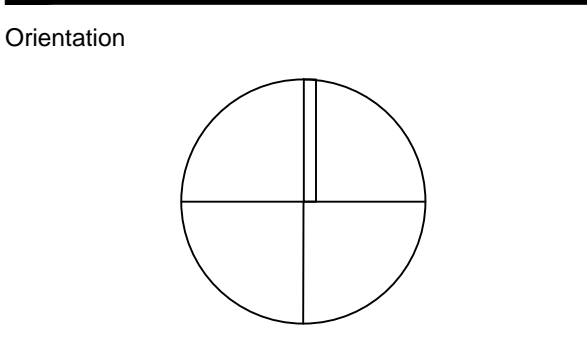


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Scale Drawn by PFKLA Approved by DN
1:200
Date JUNE 1, 2017
Client BRIDGE ROAD CONSTRUCTION LTD.

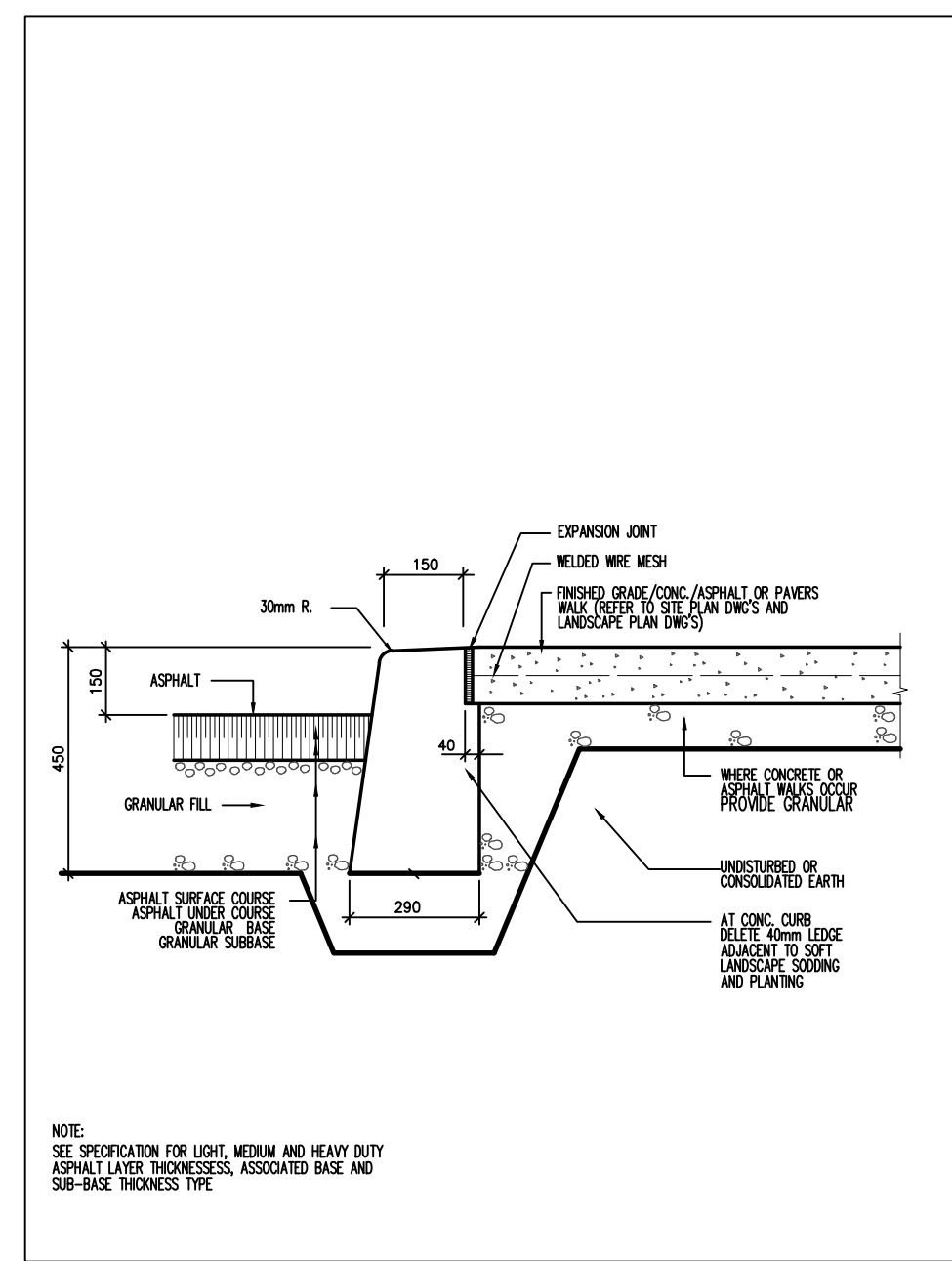
Project FAIRWAY APARTMENTS WOODS DRIVE APARTMENTS

LOCATION KENORA, ONTARIO
Title LANDSCAPE PLANTING PLAN

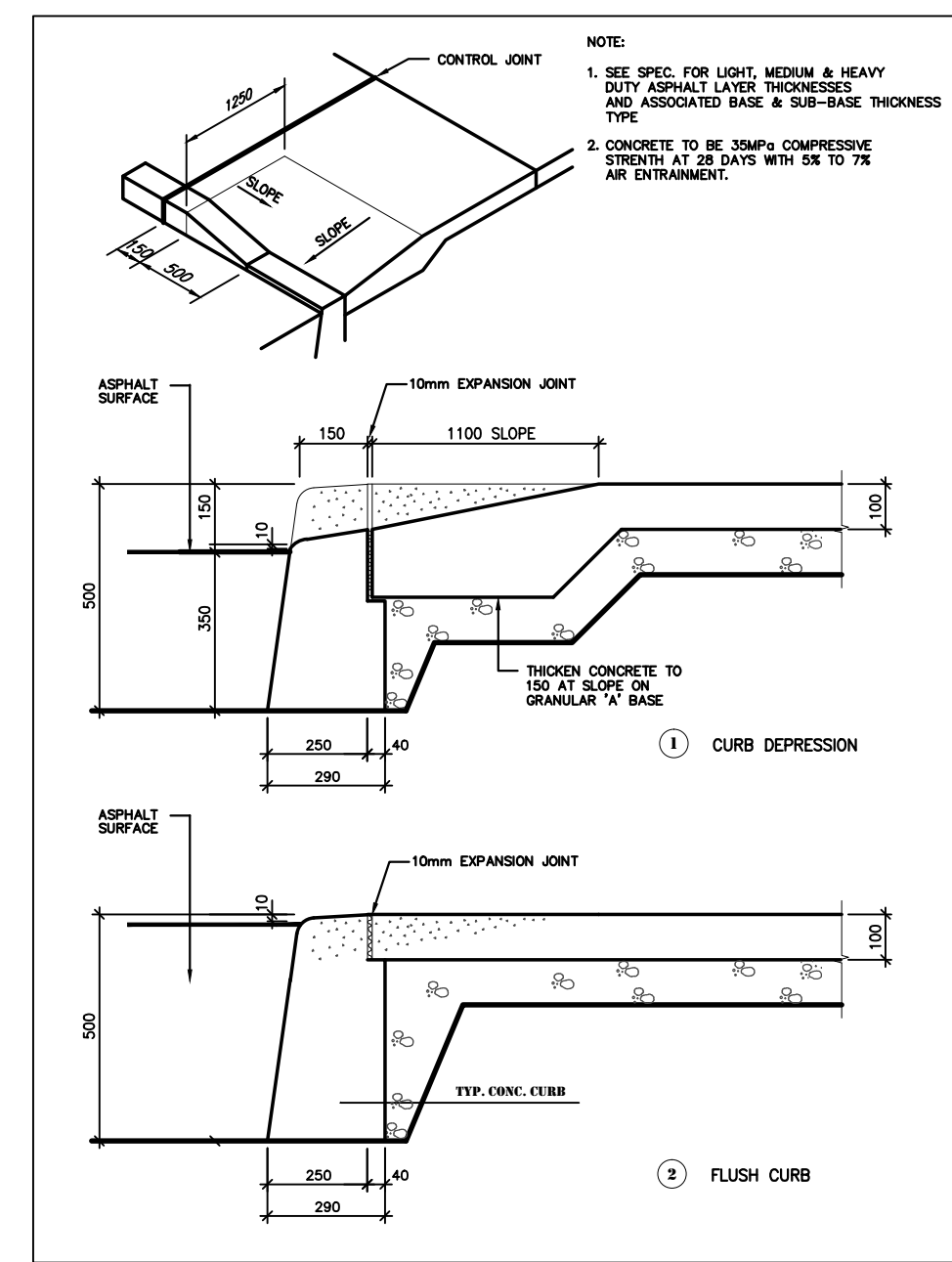


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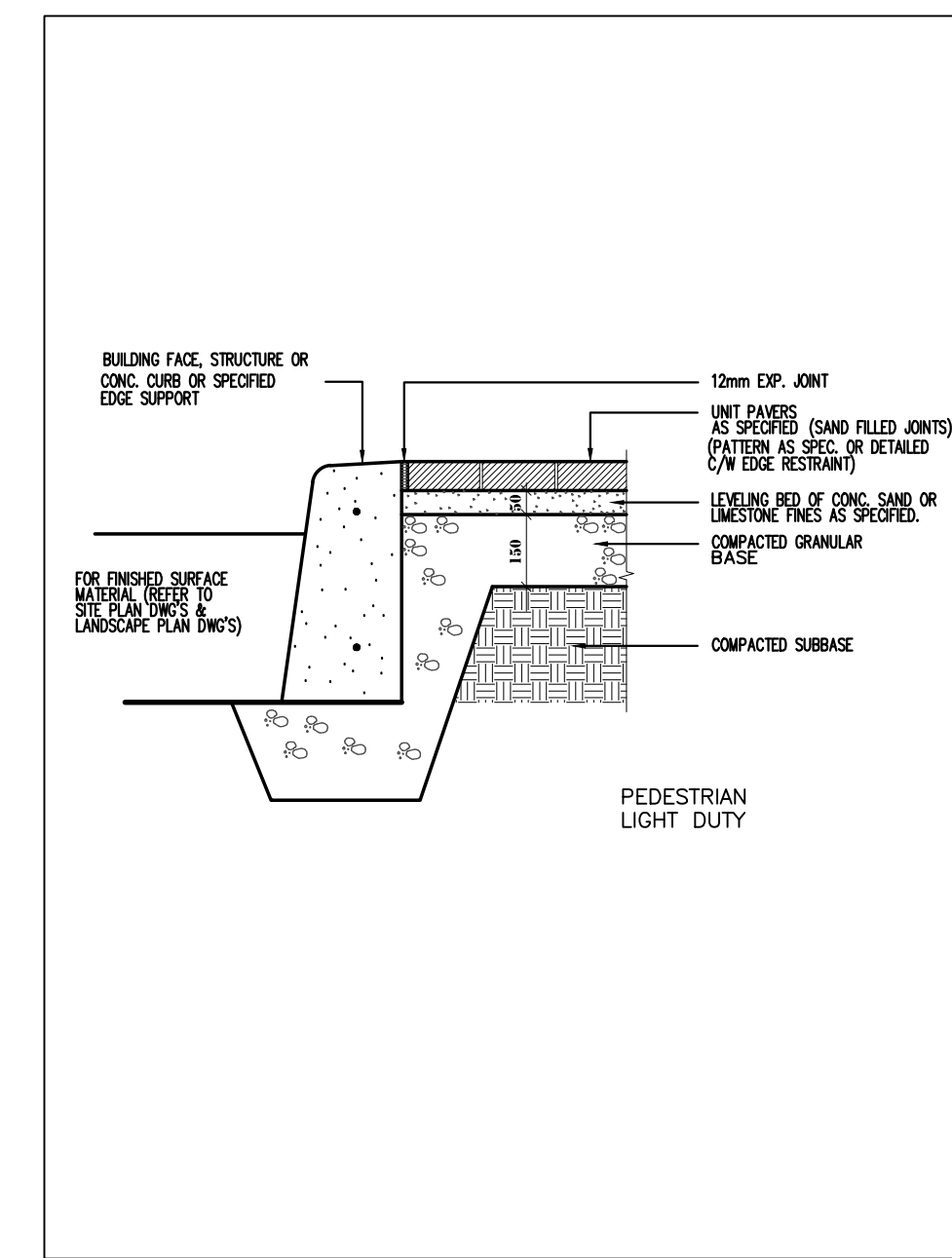
A-102



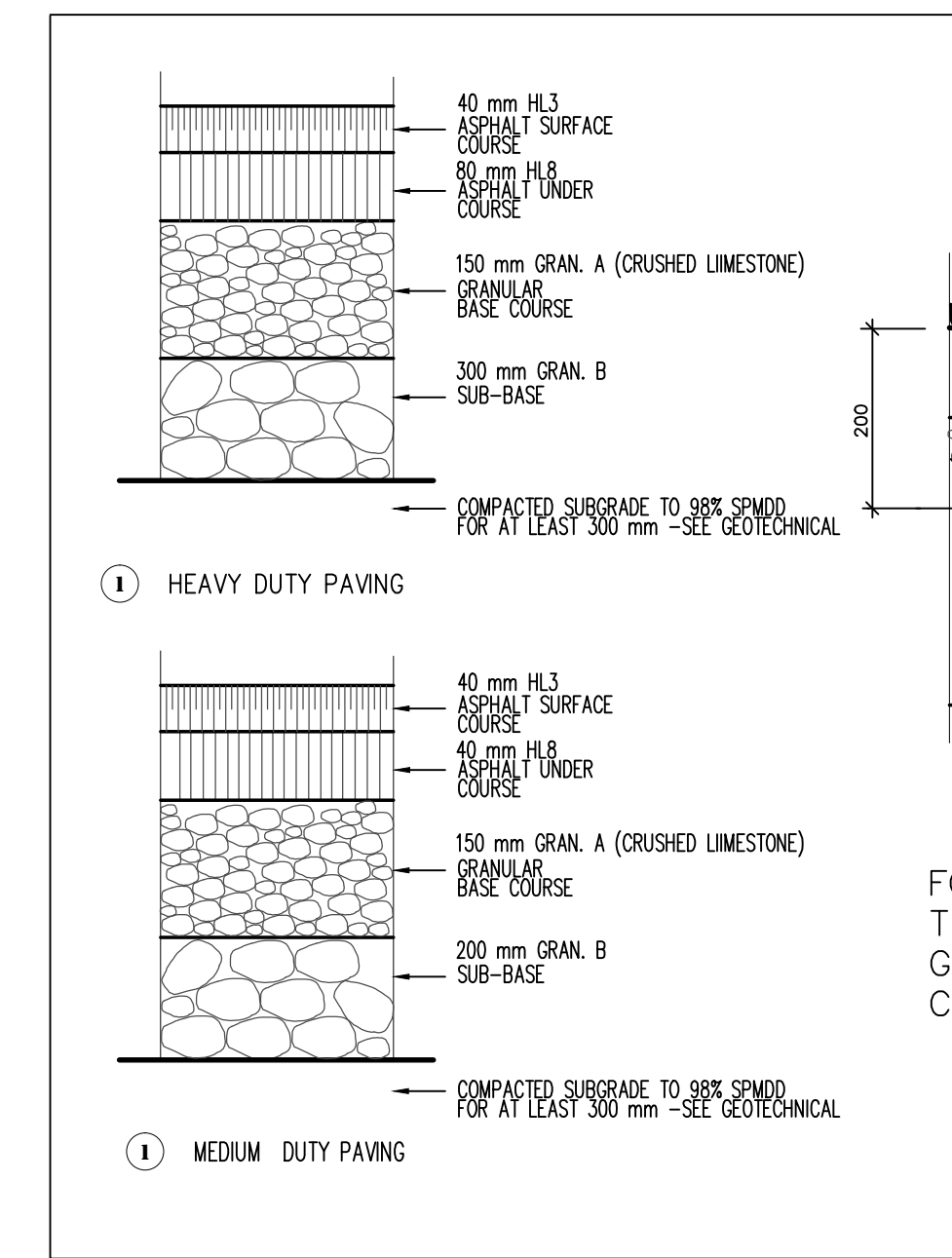
1 STANDARD BARRIER CURB NTS
A104



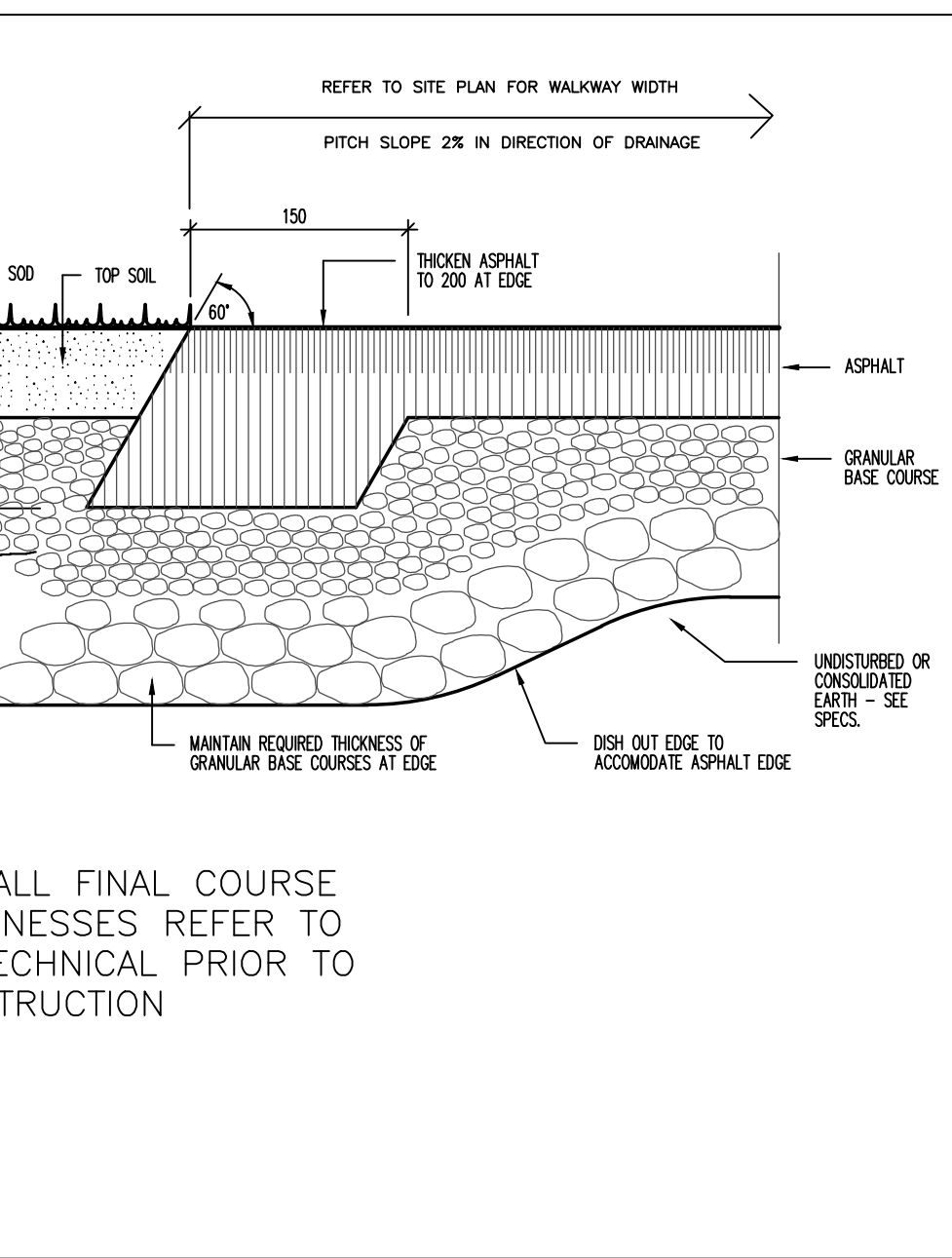
2 CURB DEPRESSION & FLUSH CURB NTS
A104



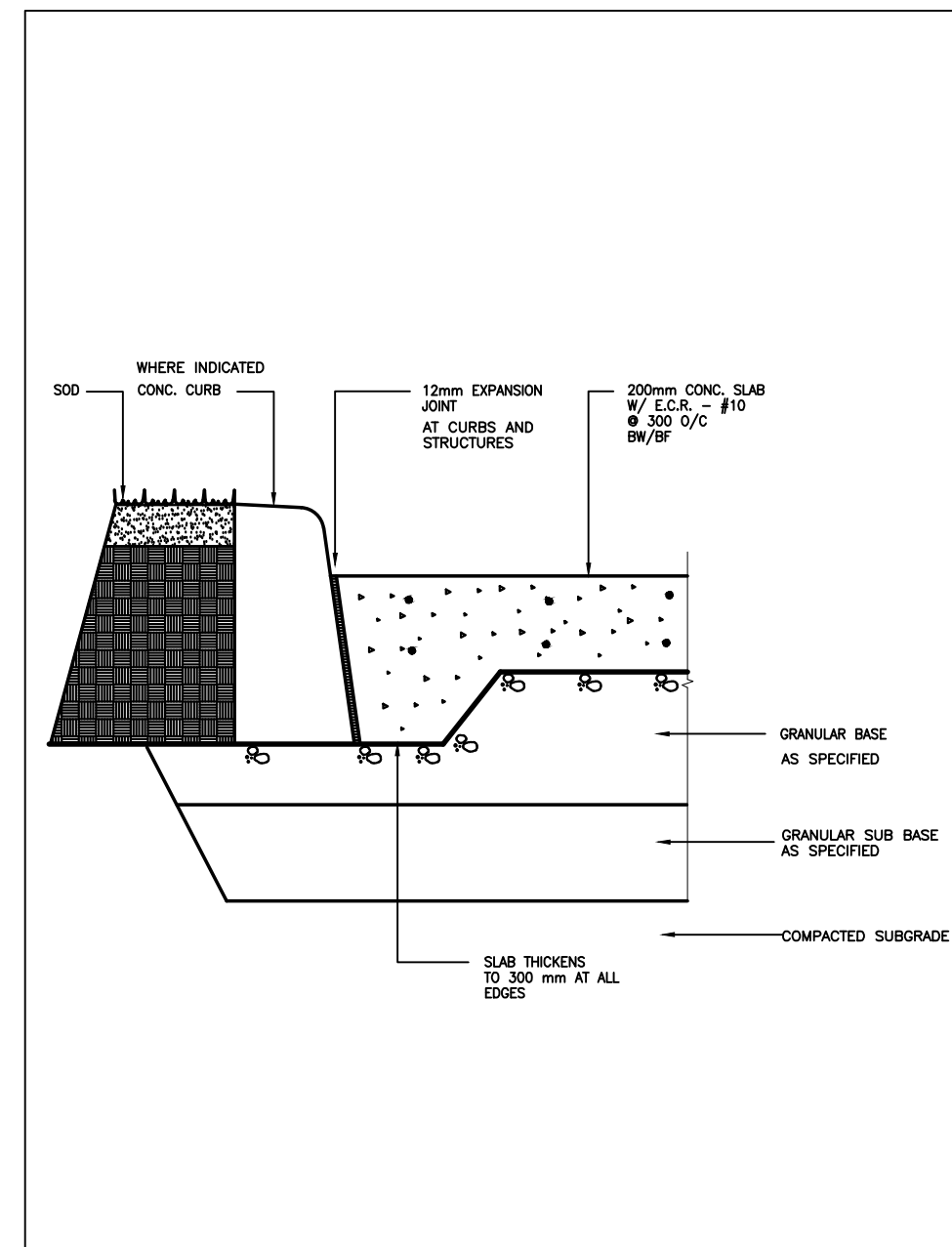
3 PRECAST CONCRETE PAVERS NTS
A104



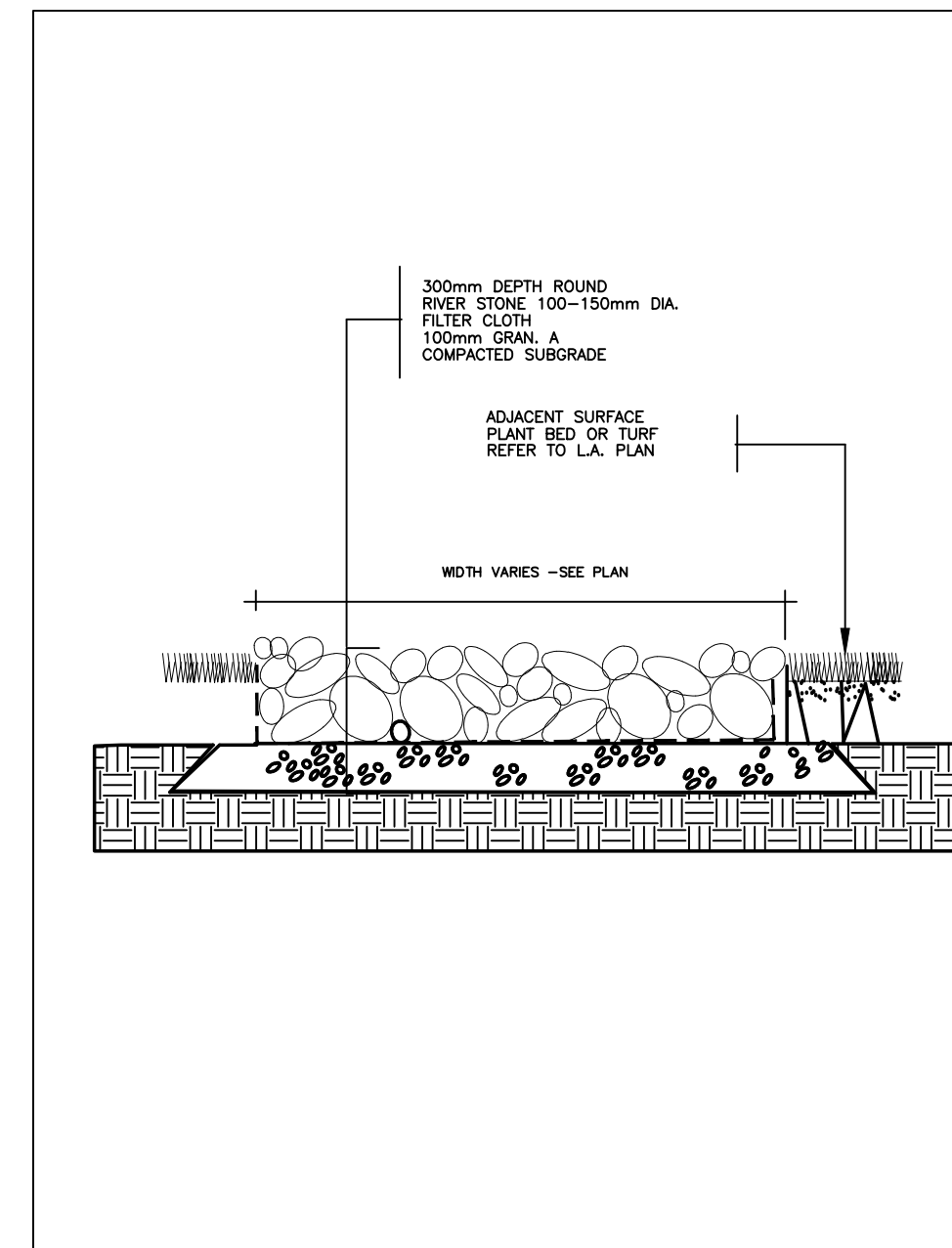
4 ASPHALT PAVING NTS
A104



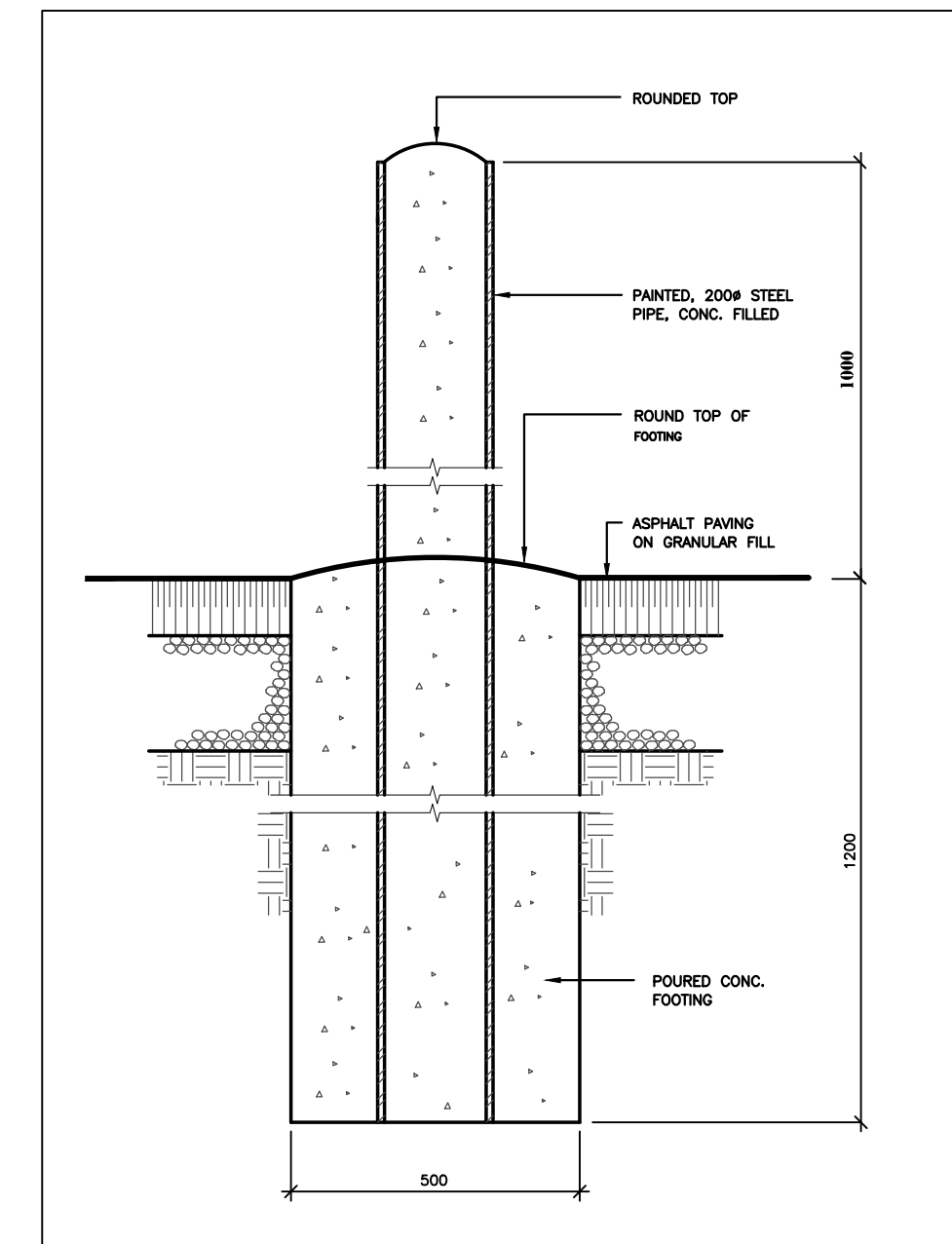
FOR ALL FINAL COURSE THICKNESSES REFER TO GEOTECHNICAL PRIOR TO CONSTRUCTION



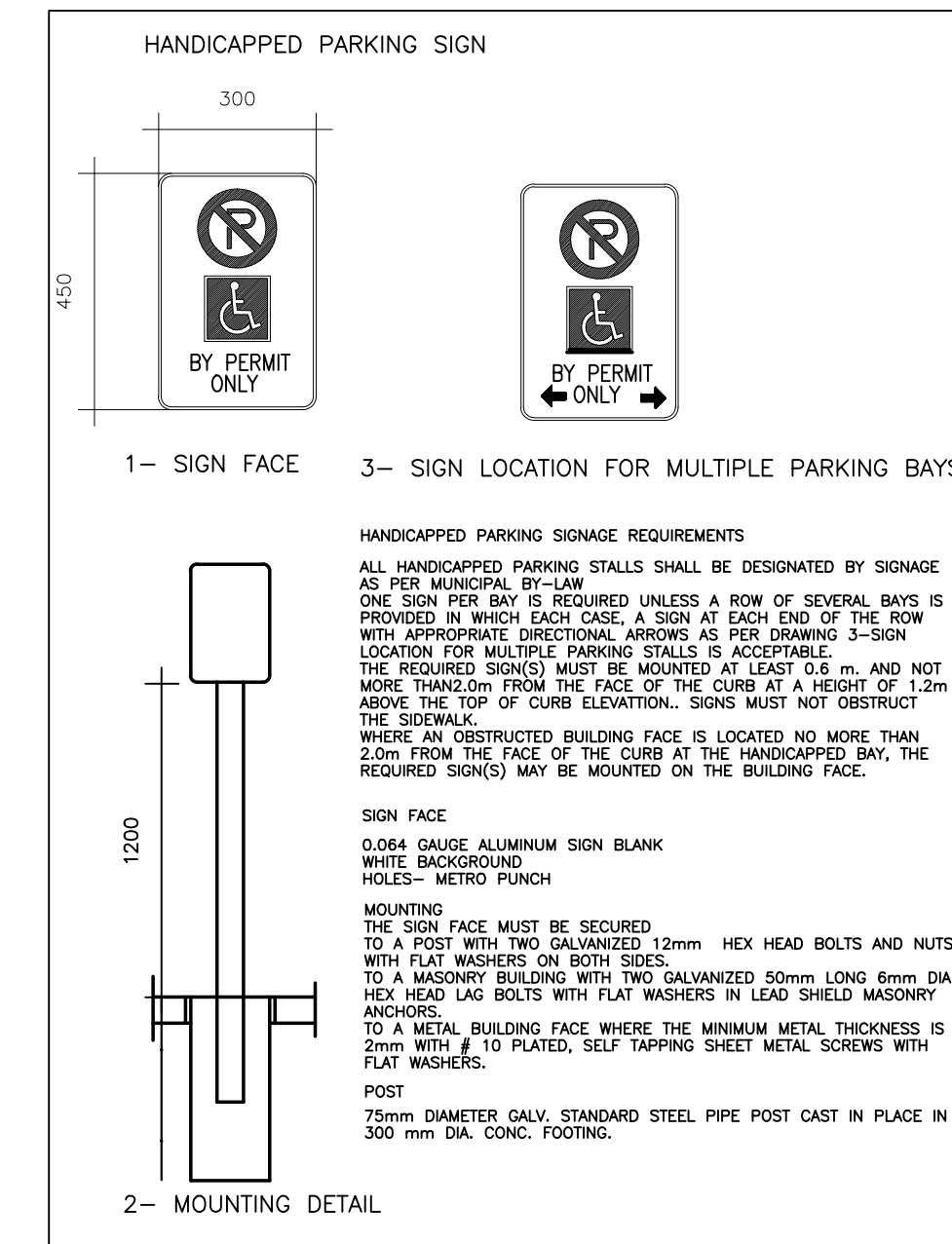
5 HEAVY DUTY CONCRETE PAVING NTS
A104



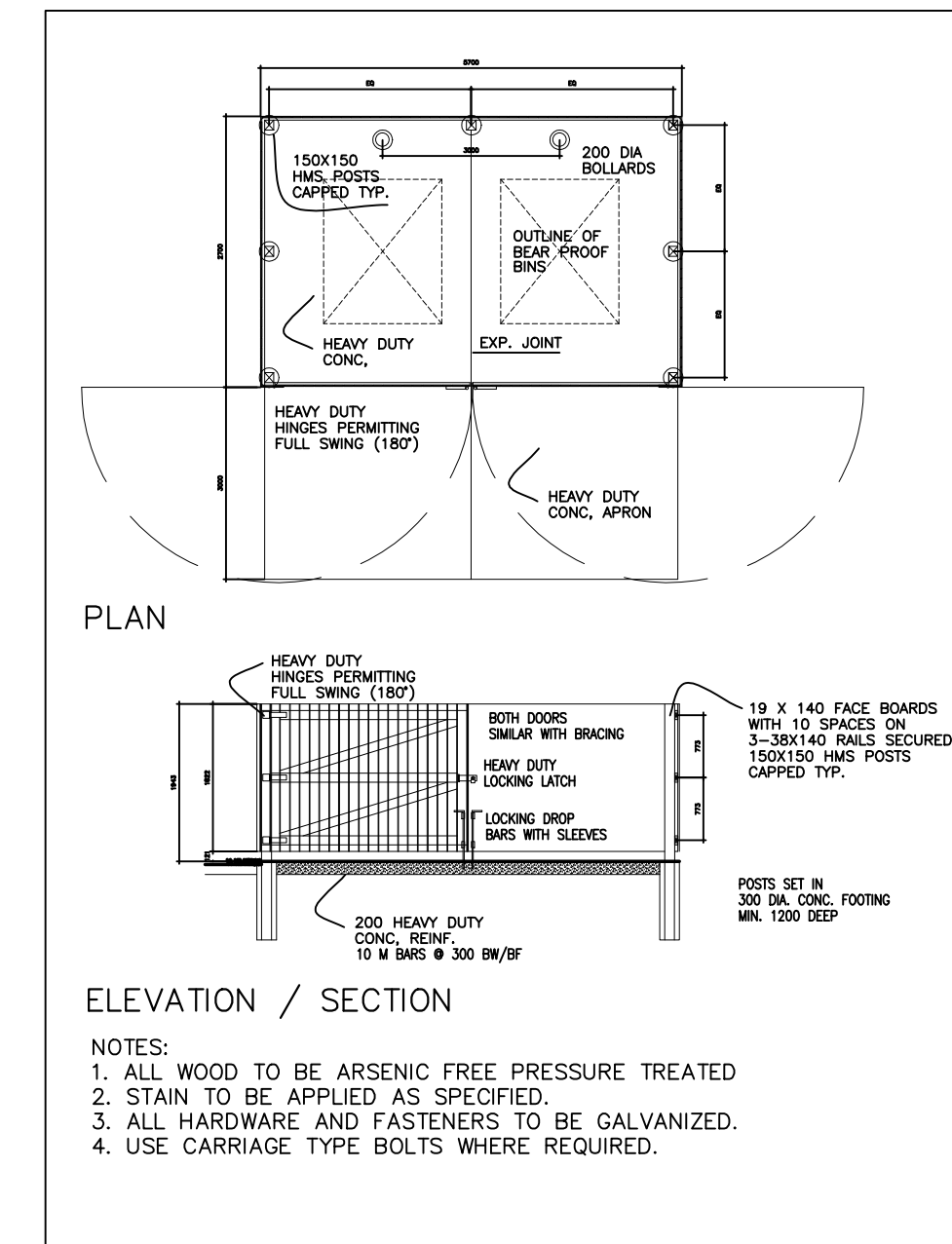
6 RIVER STONE - RIP RAP NTS
A104



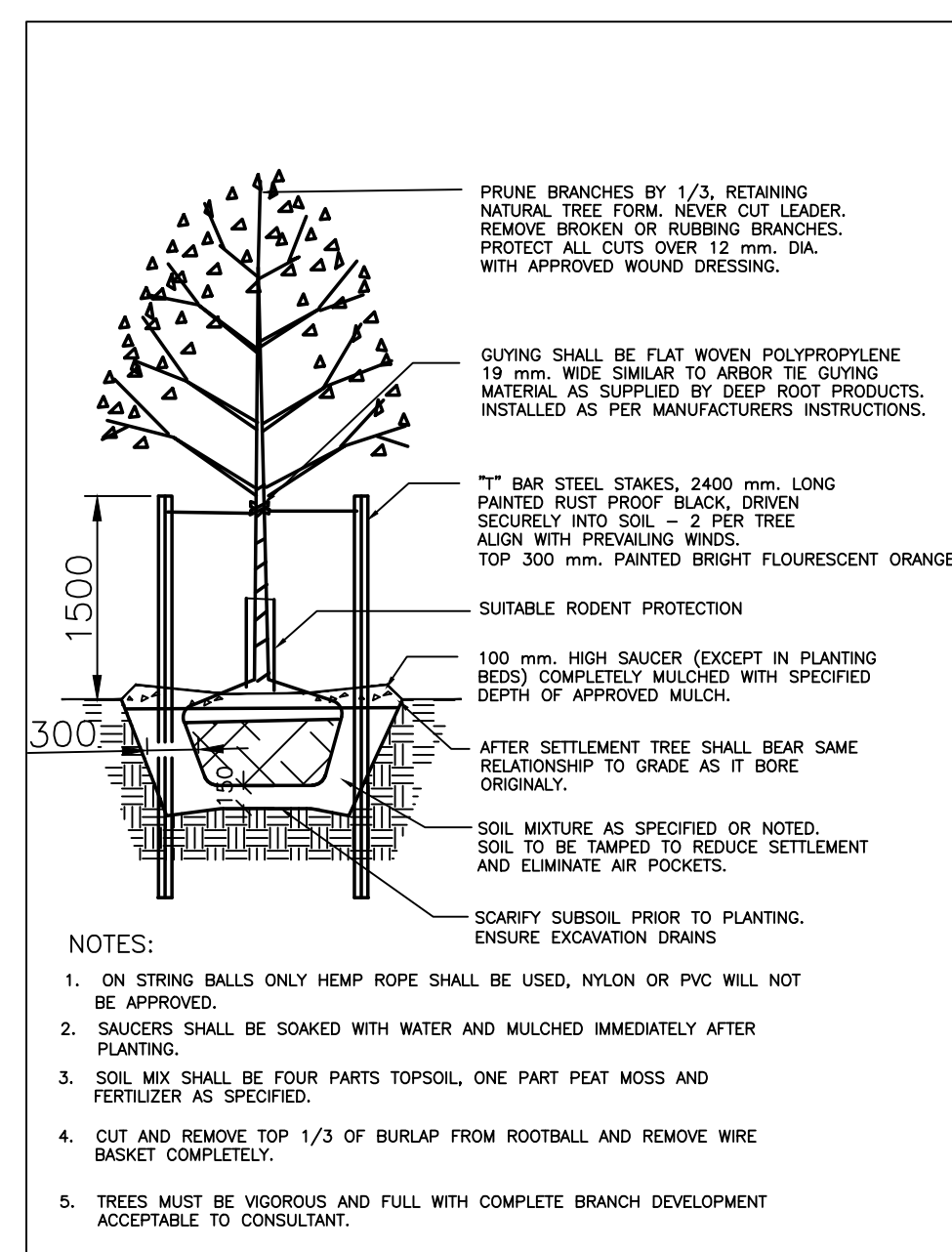
8 BOLLARD NTS
A104



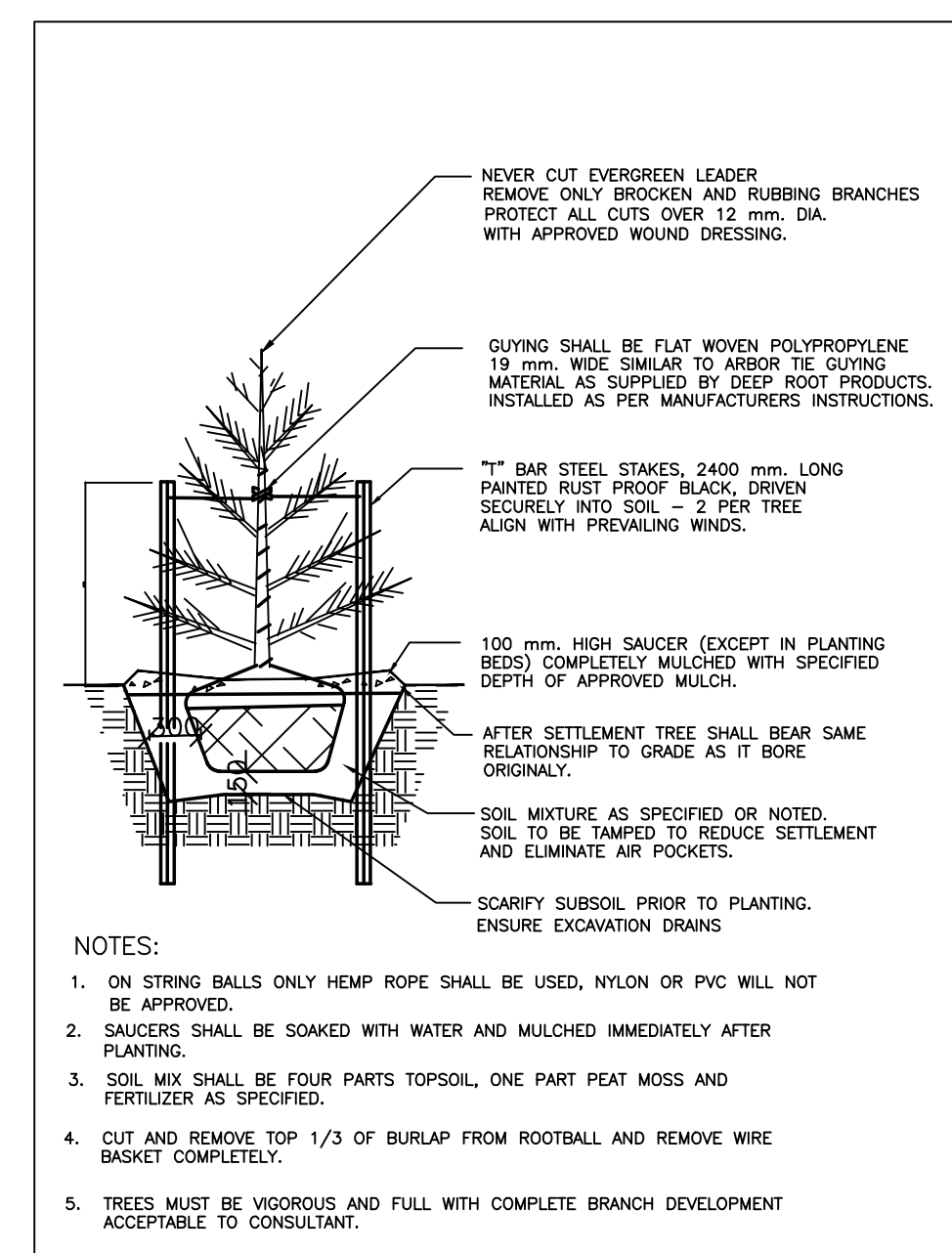
9 HANDICAPPED PARKING SIGN NTS
A104



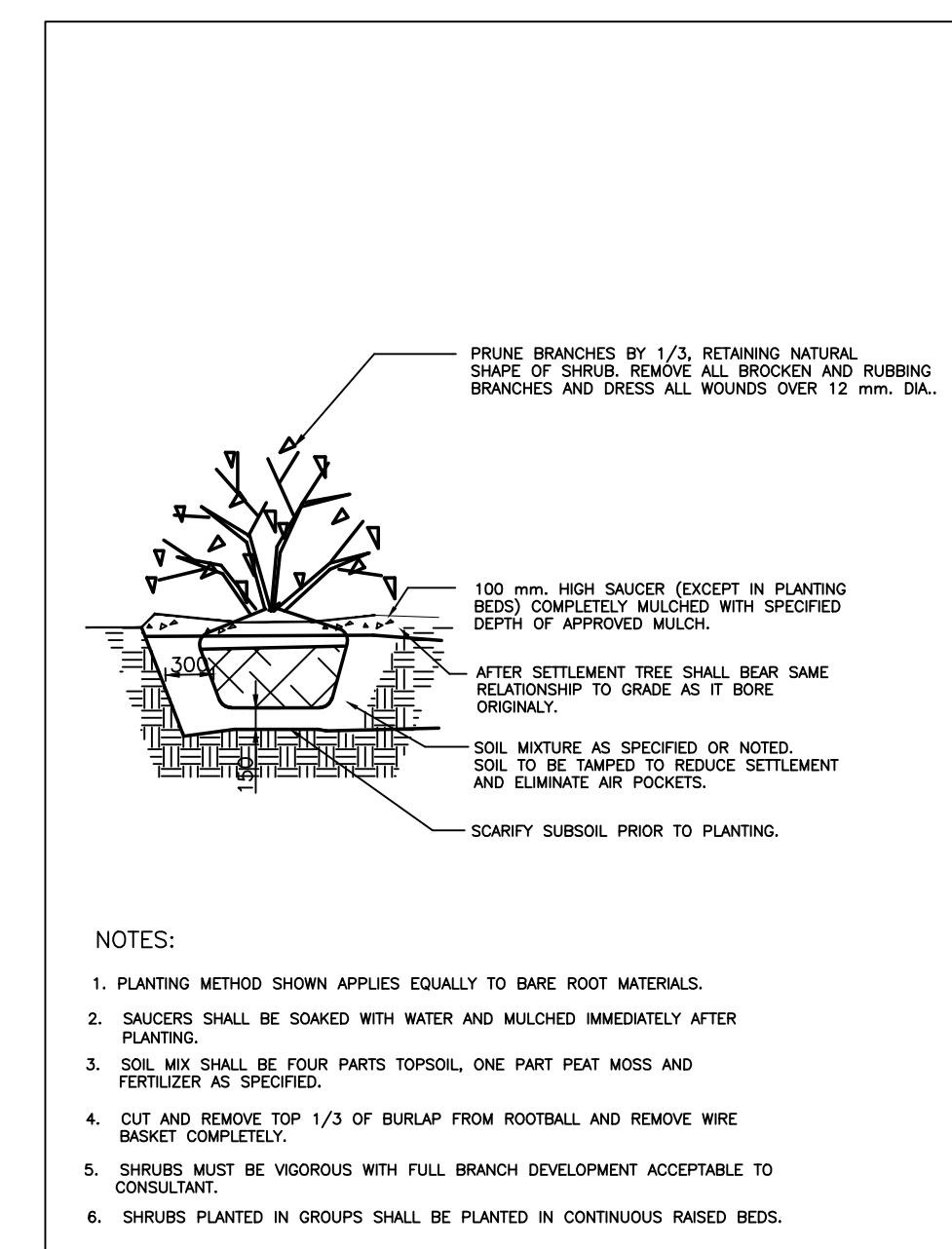
13 GARBAGE ENCLOSURE NTS
A104



10 DECIDUOUS TREE NTS
A104



11 CONIFEROUS TREE NTS
A104



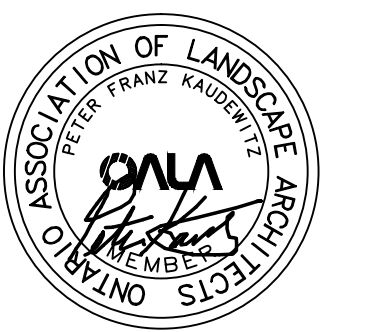
12 SHRUB NTS
A104



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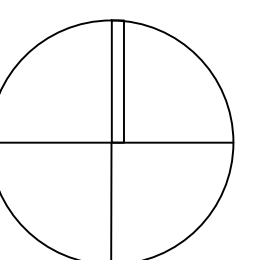
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Client
BRIDGE ROAD CONSTRUCTION LTD.

Project
FAIRWAY APARTMENTS
WOODS DRIVE APARTMENTS

LOCATION
KENORA, ONTARIO
Title DETAILS

Orientation



Drawing No. Rev. No. Project No.
1306