

## **MEETING NOTES**

**Of a Presentation to a Committee of the Whole  
With Representatives of Meridian Planning Consultants  
Monday, March 17, 2008  
3:00 p.m. – Council Chambers**

---

### **PRESENT:**

***Mayor Compton, Councillor Cuthbert, Councillor Drinkwater, Councillor McCann, Councillor Van Wallegghem, B. Preisentanz, CAO, Jeff Port, City Planner, Joanne L. McMillin, City Clerk.***

### ***Also Present:***

***John McMullen of Meridian Planning Consultants***

Mr. McMullen circulated copies of Meridian's Draft Waterfront Development Guidelines and reviewed the details of the Guidelines with Council with a PowerPoint presentation (copy provided for the public record).

The areas discussed in the Guidelines include: objectives, background, guideline development, waterfront areas, existing building height inventory, parking, landscaping, accessibility and special considerations.

It was noted that the Lakeside and Anicinabe Park areas were not included in the Draft study area but could be in a stand-alone document and discussed later.

Mr. McMullen is looking for input and direction from Council as to how they wish to see the Guidelines developed, to be discussed at today's meeting or at a later date via e-mail, if required.

Mr. McMullen indicated that Objective #2 (9.2) – Public Edge is a fairly significant area in the Guidelines that will continue to appear throughout the document as it is key to the study area(s). The need for easements/cantilevered boardwalks was discussed for over public areas, and Bannister Centre was referred to. It was noted that at the time the Bannister Centre was constructed a number of years ago it was believed the owners of the building developed the waterfront at this location at their own cost. It was felt there should be good public accessibility and no private ownership of public property along the waterfront which could be achieved with a dedicated width of 5 metre boardwalk for this purpose.

Mr. McMullen explained the Guidelines are well integrated with the Heritage Committee Guidelines so that new construction will blend into the environment.

These Guidelines only refer to Zone 1 being the downtown core of Kenora, and that these same Guidelines could also be considered for residential areas on the water.

Reference was made to a possible setback from the street for some buildings, for example on corner lots and Mr. McMullen explained this is a good point to consider as for now there is no provision for any setbacks.

It was noted that with respect to building heights, these same Guidelines could also apply to all areas of the city, including Keewatin.

Mr. McMullen noted there will not be any site plan considerations for the Abitibi Lands, but the design principles will largely apply to the Keewatin Waterfront areas and Council agreed, specifically in the Portage Bay area. Consideration should also be given to a maximum height restriction, perhaps a 6 storey maximum for the Keewatin Waterfront.

Councillor McMillan arrived at 3:57 p.m.

Reference was made to the Norman area and specifically Norman Park and whether or not these areas will be included in the study area.

Mr. McMullen was thanked for attending, and the meeting adjourned at 4:00 p.m.