

Northshore Ridge Condominium Corporation
6-35 Nash Street
Kenora, Ontario
P9N 3V3

May 16, 2020

Adam Smith
Manager, Development Services
60 Fourteenth Street, 2nd Floor
Kenora, Ontario
P9N 4M9

Dear Adam:

Re: Proposed Mediation – Area of 543 Lakeview Drive, Appeal against Zoning By-Law Amendment BL-41-2019, LPAT Case File and File Number PL 190146

As requested in your May 8, 2020 email that each party submit a letter with any accompanying plans, issues, and what they are seeking I wish to submit the following statements:

1. The key planning issues, as indicated multiple times in our appeal are: (i) the density of the proposed development is not compatible with the abutting residential area and does not provide adequate buffering, amenity space, and setback distances between commercial and residential zones and (ii) the office/residential structure located on the waterfront is not compatible, nor consistent with the development in this area of the City of Kenora.

2. A detailed site plan, elevations and floor plans have not been provided by the developer either during the zoning approval or appeal process. This is necessary in order to have a substantive discussion during the mediation process.

Sincerely,



James L. Cook
President