GRACE ANNE

RESIDENCE CLUB

LAKE OF THE WOODS

ELEGANT FRACTIONAL VACATION RESIDENCES

AT THE HOME OF THE LEGENDARY GRACE ANNE II

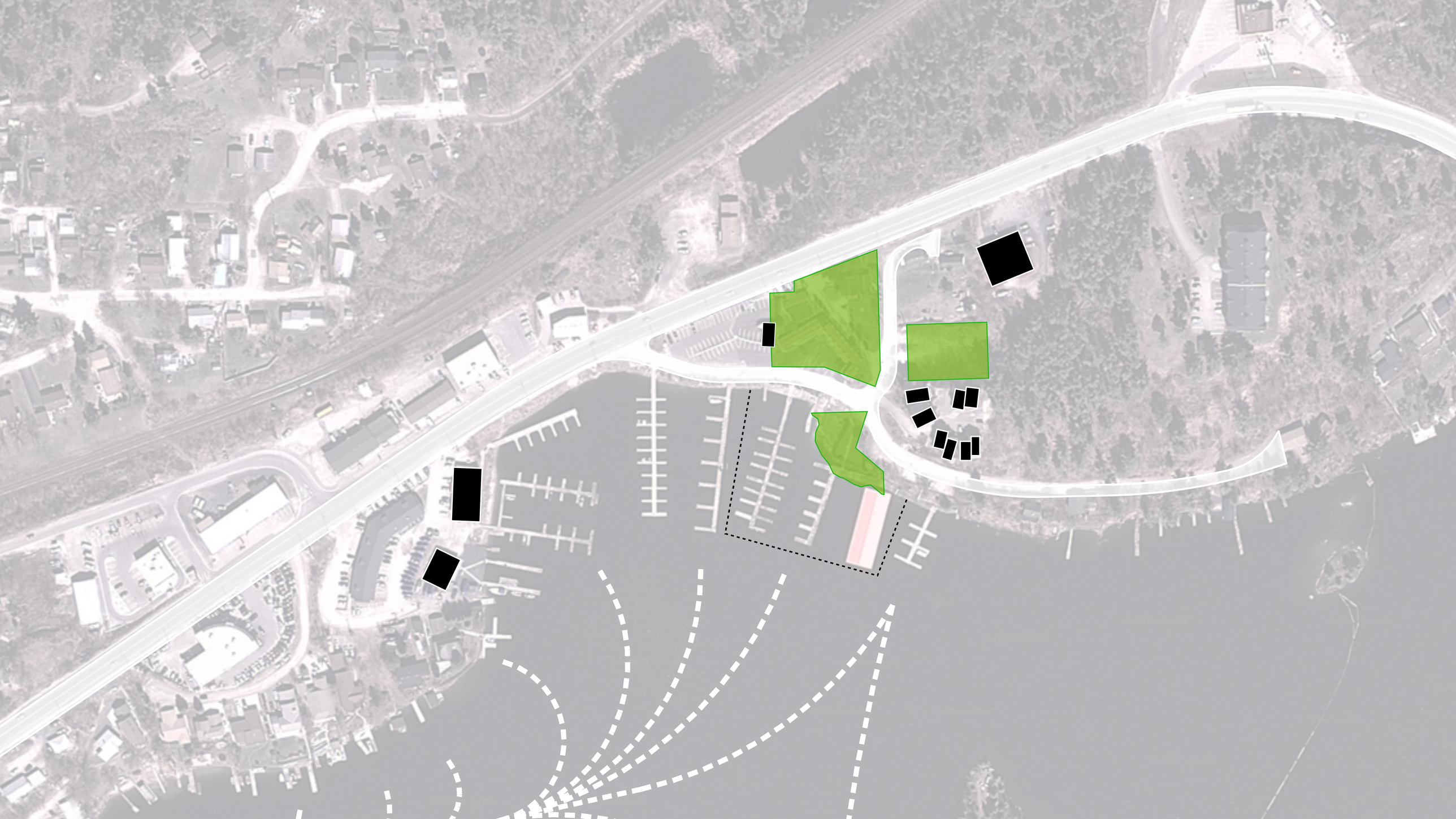
InnVentures
Hospitality Advisory Services

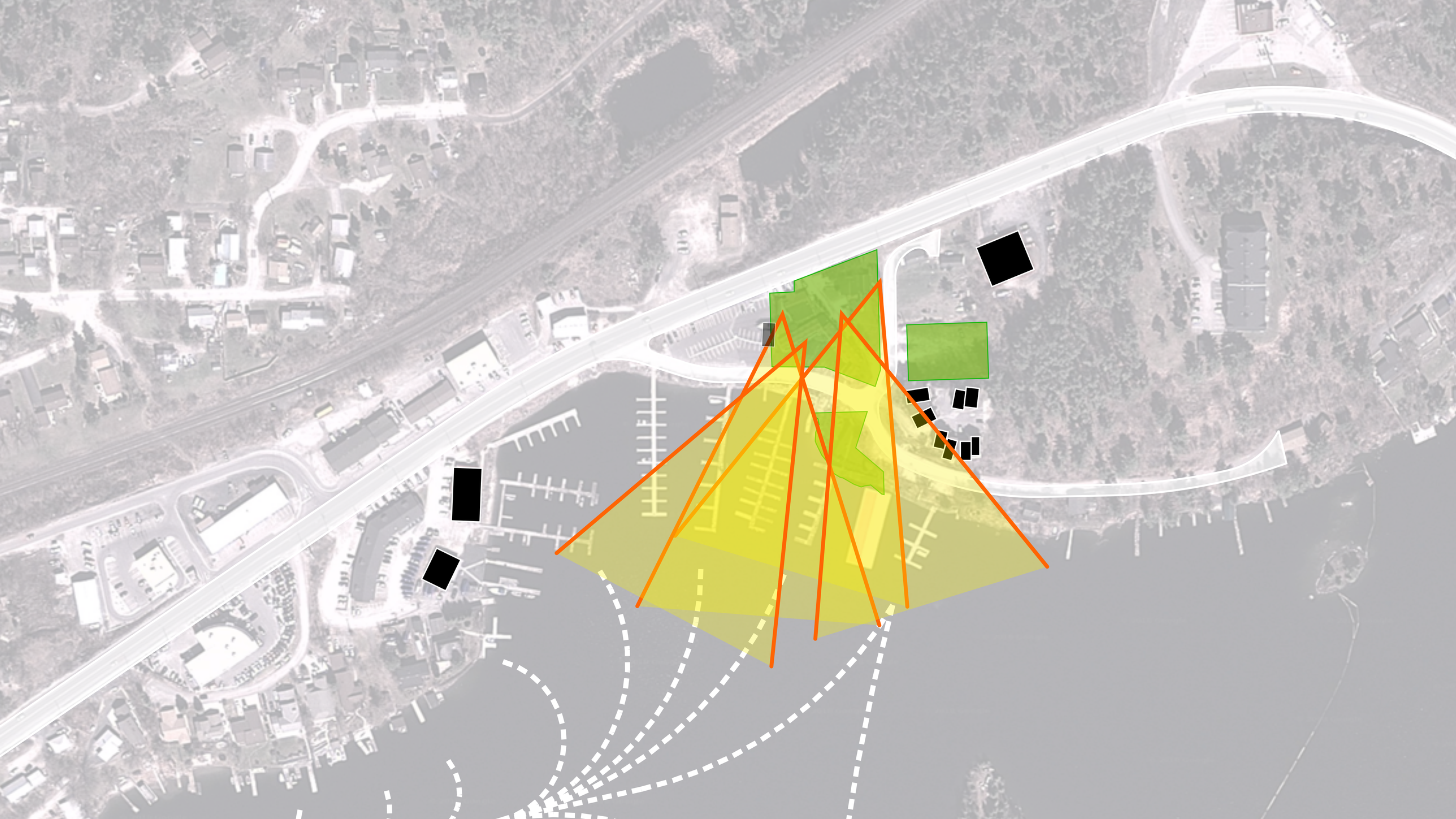
+ SMM+

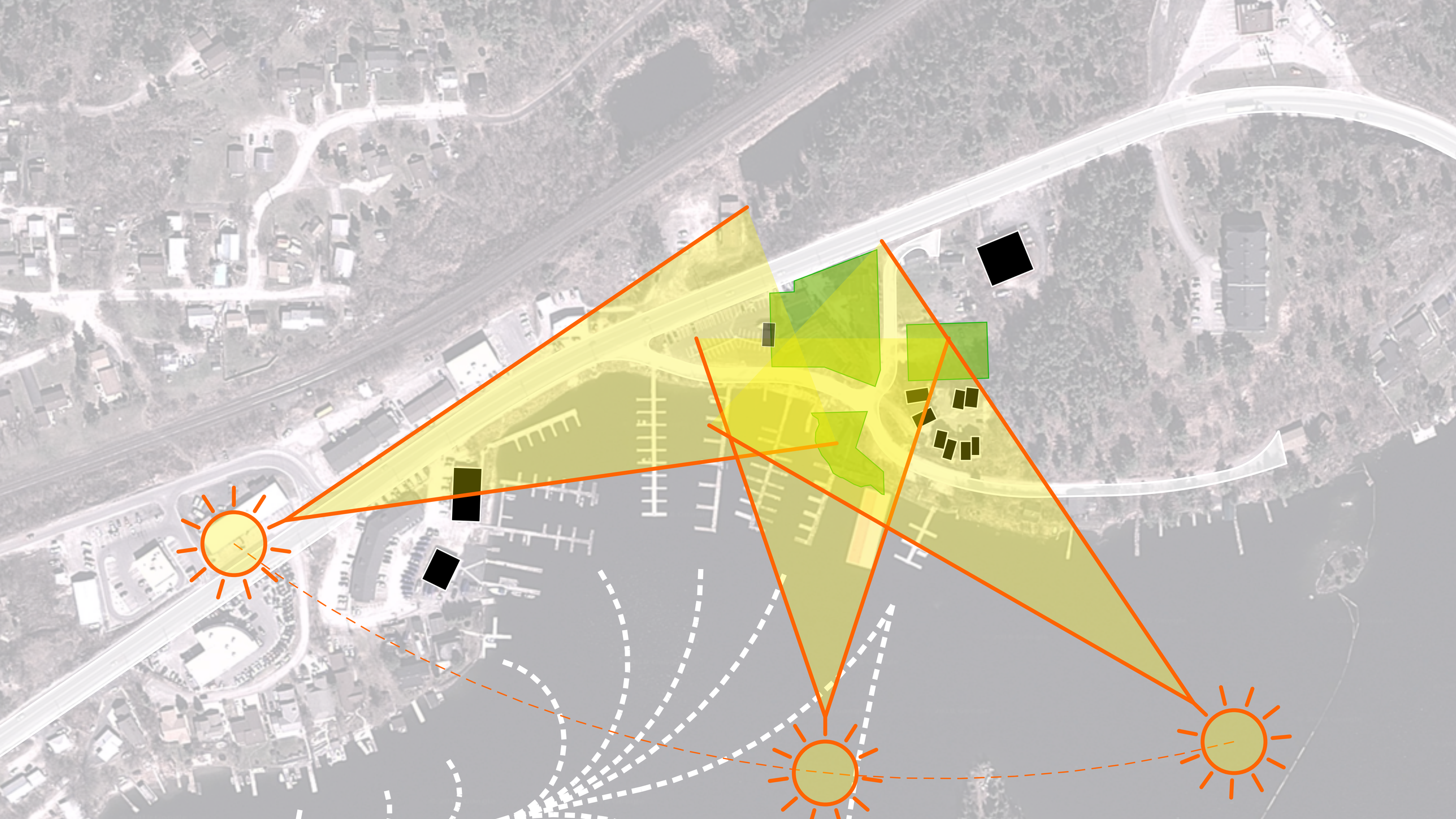
porada
DESIGN GROUP

HWY #17
TO KENORA
TO WINNIPEG
LOTW

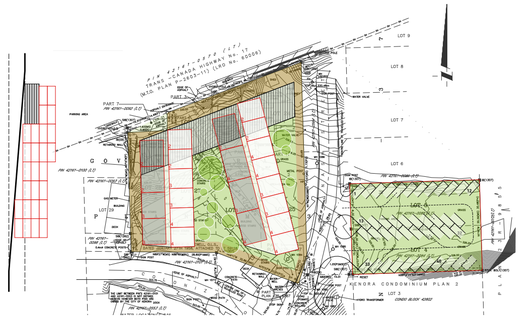
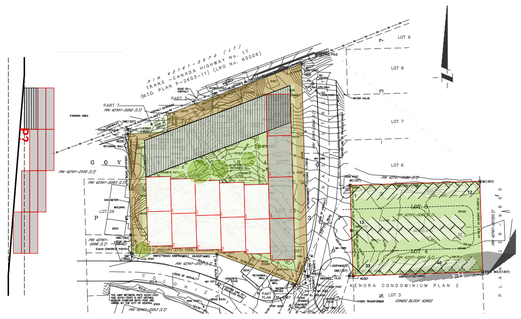
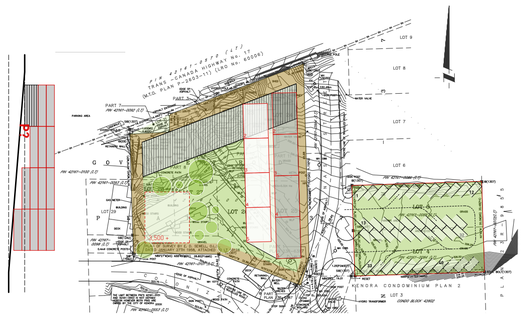
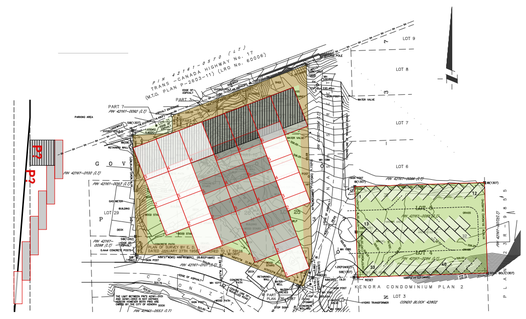
CCA 1970?

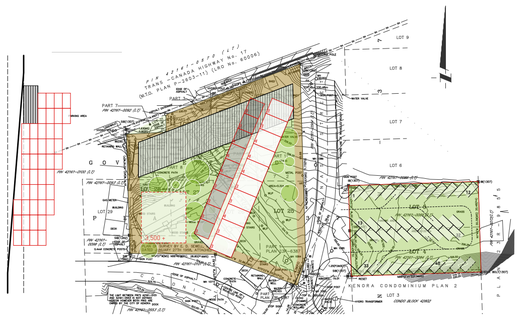
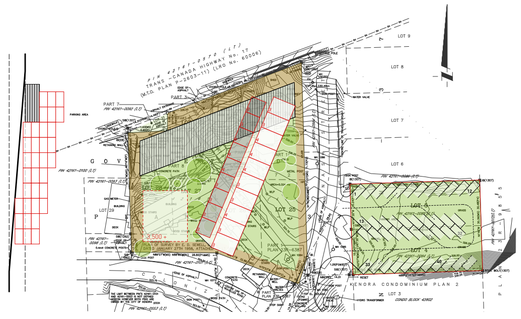
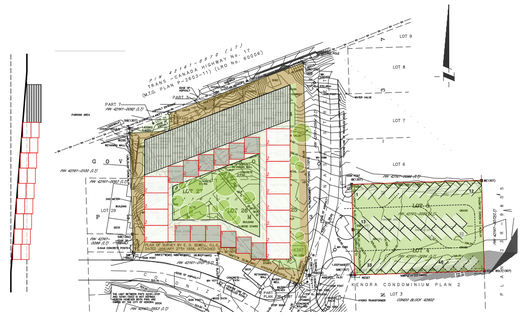
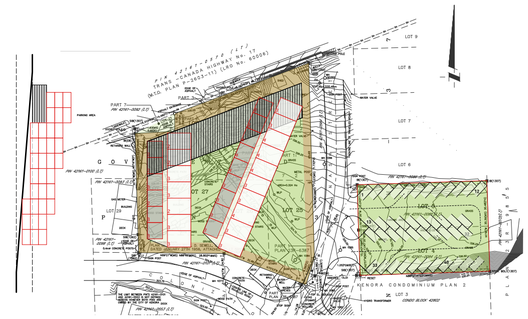




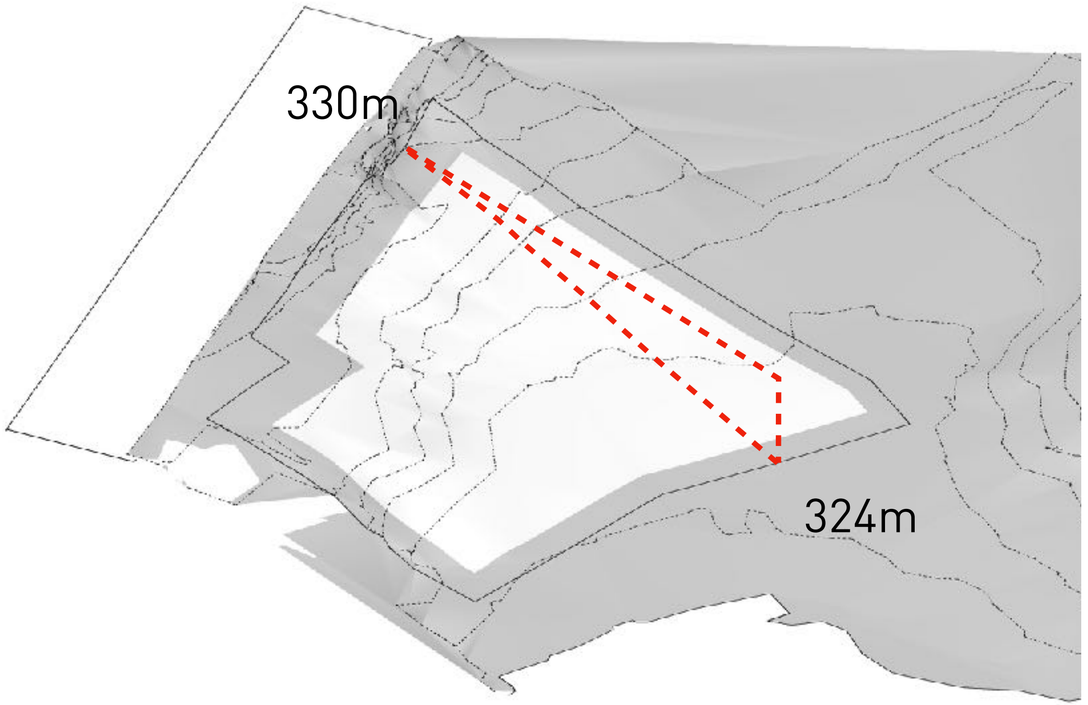


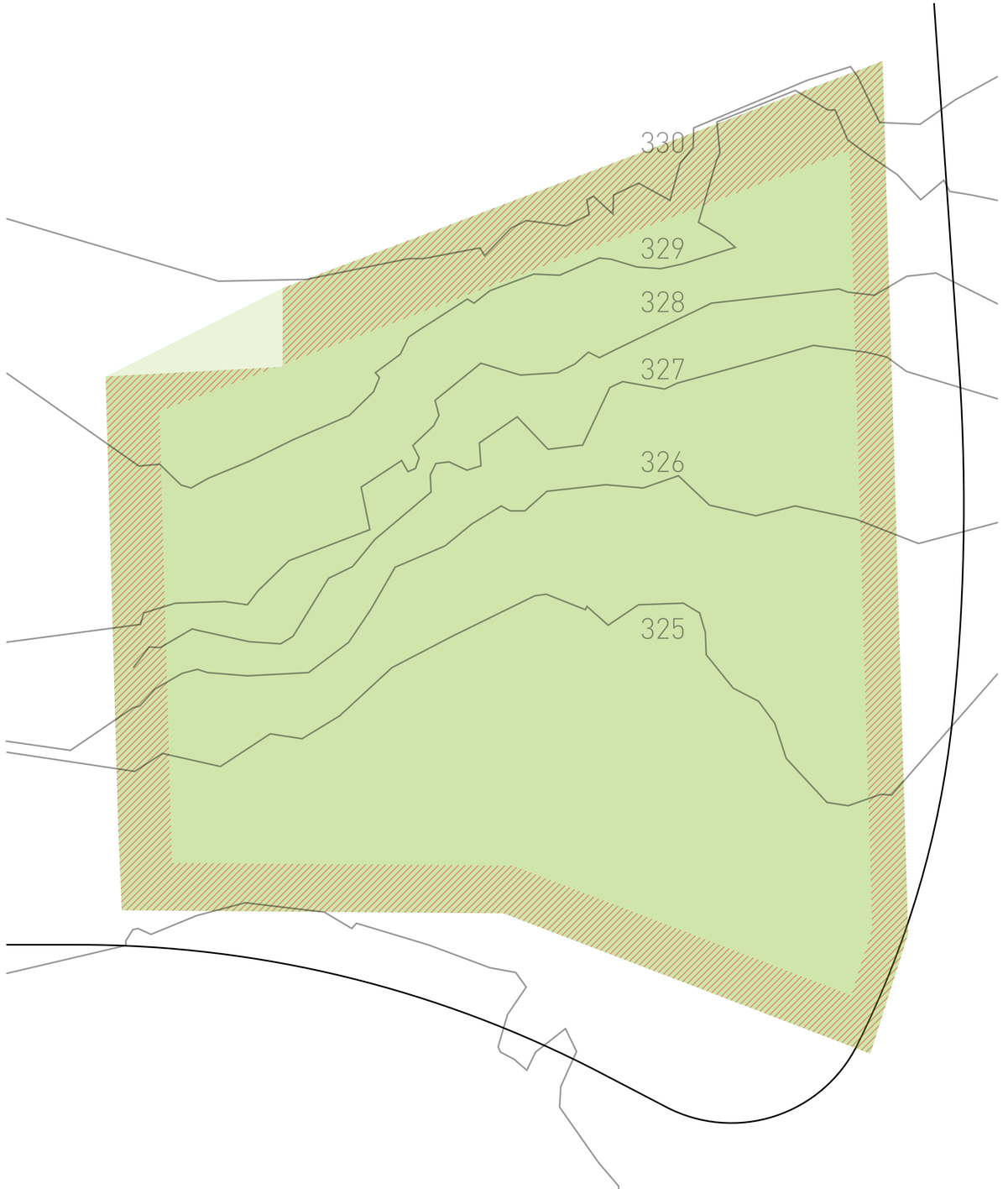
LOT 28
LOT 27
LOT 26
LOT 25
LOT 29
LOT 5
LOT 4
LOT 32
PLAN OF SURVEY BY E. D. SEMELL, O.L.S., DATED JANUARY 27TH 1958, ATTACHED TO LT 58128
PART 1 PLAN 23R--6387
PART 2 PLAN 23R--6387
PART 3 PLAN 23R--6387
PART 4 PLAN 23R--6387
PART 5 PLAN 23R--6387
KENORA CONDOMINIUM PLAN 2
CONDO BLOCK 42502
THE LIMIT BETWEEN PIN'S 42161--0101 AND 42161--0553 IS NOT DEFINED HEREON HOWEVER BOTH PINS ARE OWNED BY THE CITY OF KENORA
WATER LOCATION S 546
AREA=0.324 Ha
AREA=0.133 Ha
AREA=0.097 Ha
SIB(1262)
SIB(1307)
IB(1307)
ROCK BOLT(1307)
RESET
MH 1085
MH 1084
MH 1077
MH 1078
MH 1079
MH 1083
MH 1082
HYDRO TRANSFORMER
HYDRO POLE
SIGN POST
STOP SIGN
CONCRETE PATH
CONCRETE PAD
CONCRETE STAIRS
CONCRETE BOLLARD
CONCRETE AND WOOD FENCE
EDGE OF ASPHALT
EDGE OF CURB
CENTRE LINE OF TRAVELLED ROAD
RETAINING WALL
WOOD STAIRS
WOOD PATH
WATER VALVES
WATER WELL
BOAT LAUNCH
GAS METER
BUILDING
DECK
GRAVEL
GRASS
PARKING AREA
SHACK
CULVERT
DOCK
WATER'S EDGE
0.4mø CONCRETE POSTS
METAL POST
WLP
FH
LP
RIB(EB)
SSIB(WIT)
PIN 42161--0083 (LT)
PIN 42161--0101 (LT)
PIN 42161--0098 (LT)
PIN 42161--0553 (LT)
PIN 42161--0085 (LT)
PIN 42161--0084 (LT)
PIN 42161--0082 (LT)
COLONIZATION
PLAN
LOT 3
LOT 2
LOT 1
PART 4
N14°41'W(MS)
N89°27'W(MS) N88°46'W(P1) 28.80(P1&MS)
N69°11'W 32.86 (MS)
N70°23'W 33.01(P2)
N12°57'W
N30°14'E 28.65
N1°42'W(P2&MS) 71.57(MS)
N89°28'E 14.01
N88°12'25"E(P3&MS)
N1°45'W 30.39(MS) 30.48(P4)
N1°47'35"W(P3&MS) 15.24(P3&MS)
N2°07'W(MS) N1°47'35"W(P4) 15.24(P3&MS)
N17°35'E (P2&SET) N17°46'E(P2)
N1°46'W 49.559 (P2&MS)
N49°33'20"W 19.937(P2&MS)
N17°35'E 20.979 (P2&SET)
N1°46'W(P2&SET) 15.087(P2&MS)
N1°46'W(P2&SET) 12.56
N89°28'E 43.68
1 - 403 = N14°58'E 98.36
1
12
13
32
33
40

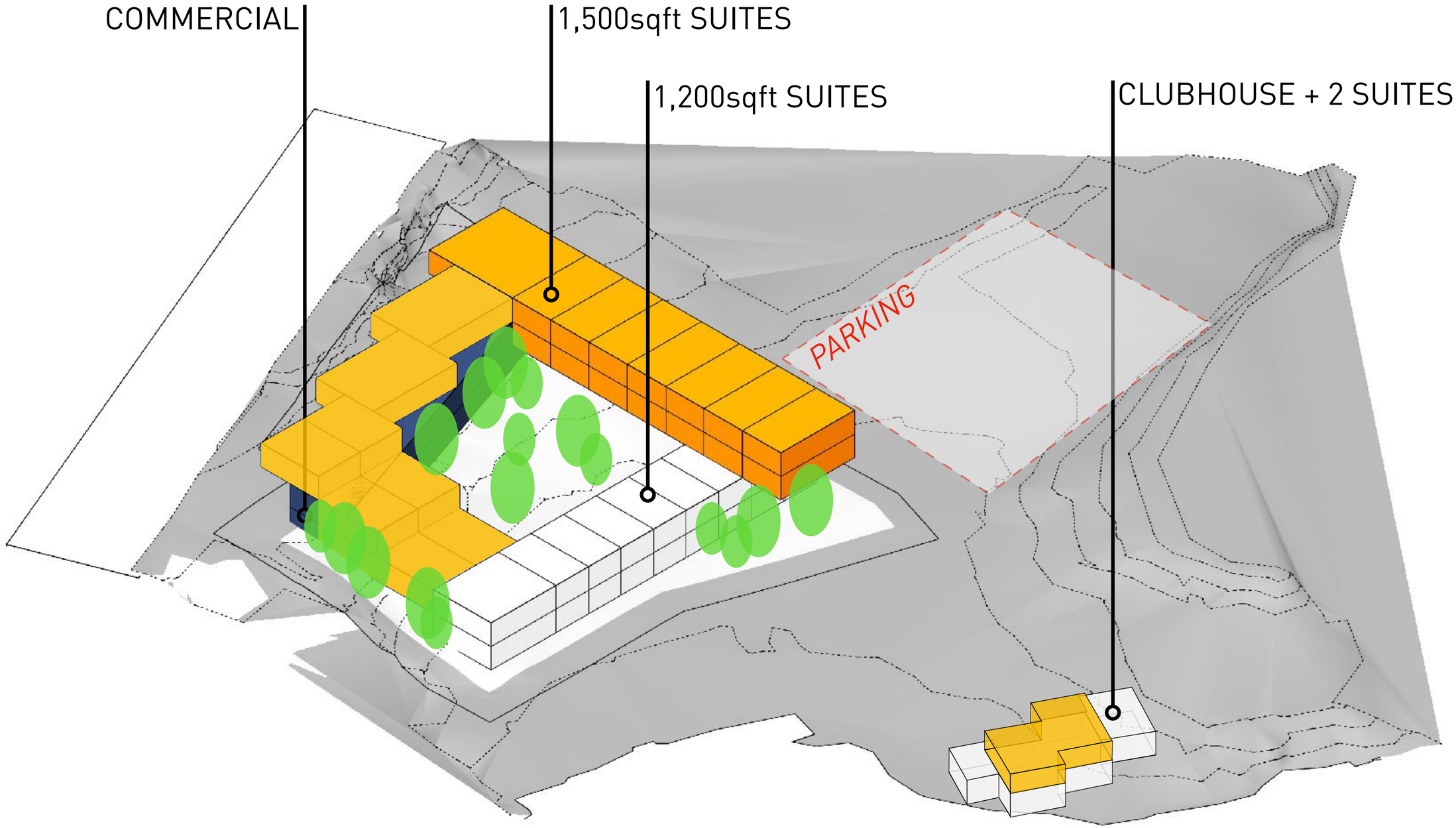
INITIAL EXPLORATIONS



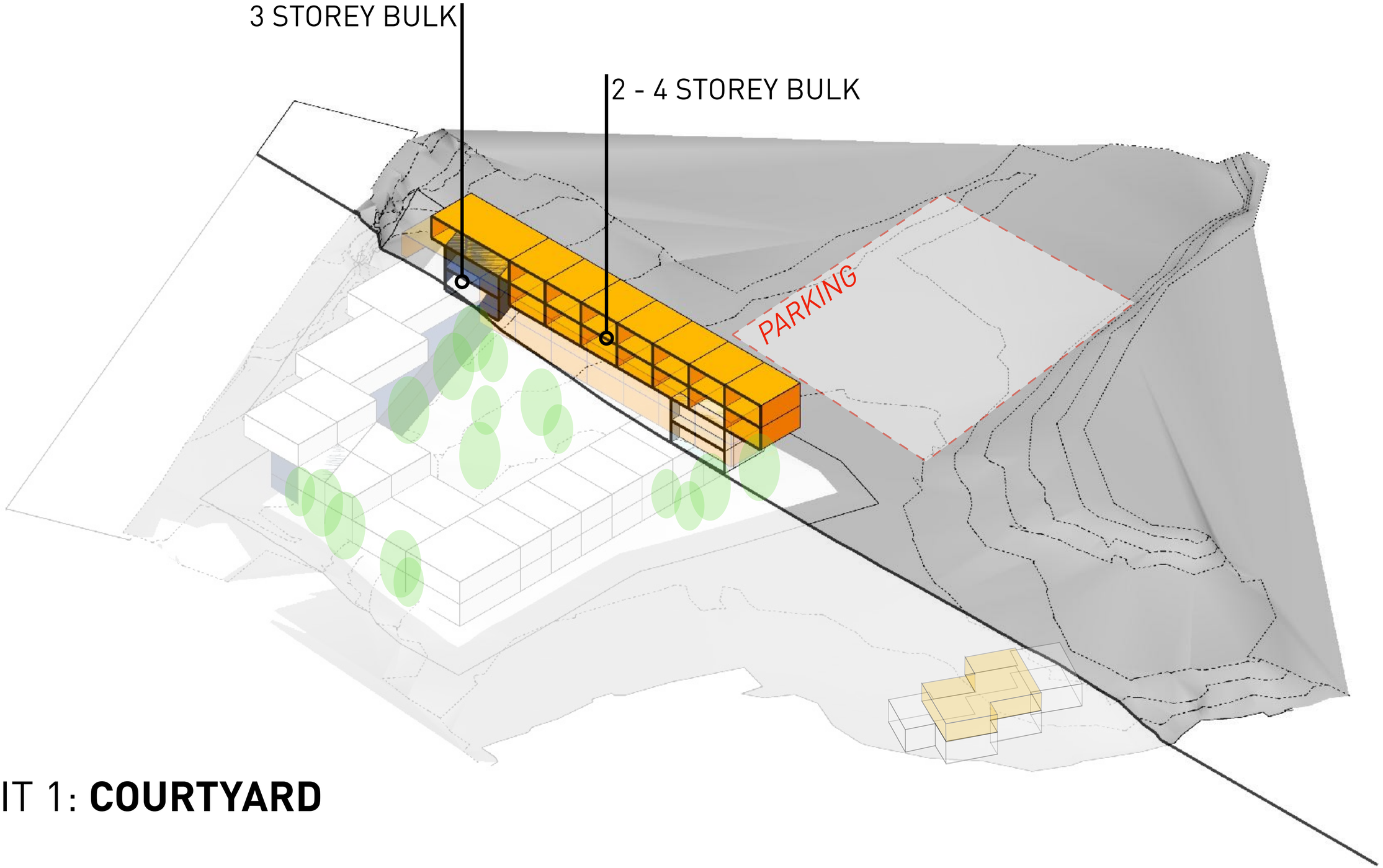


TERRAIN

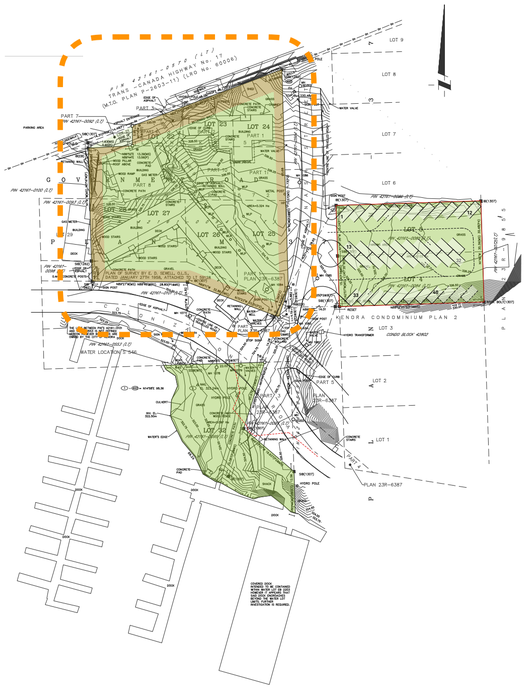
~6m / ~20feet height drop



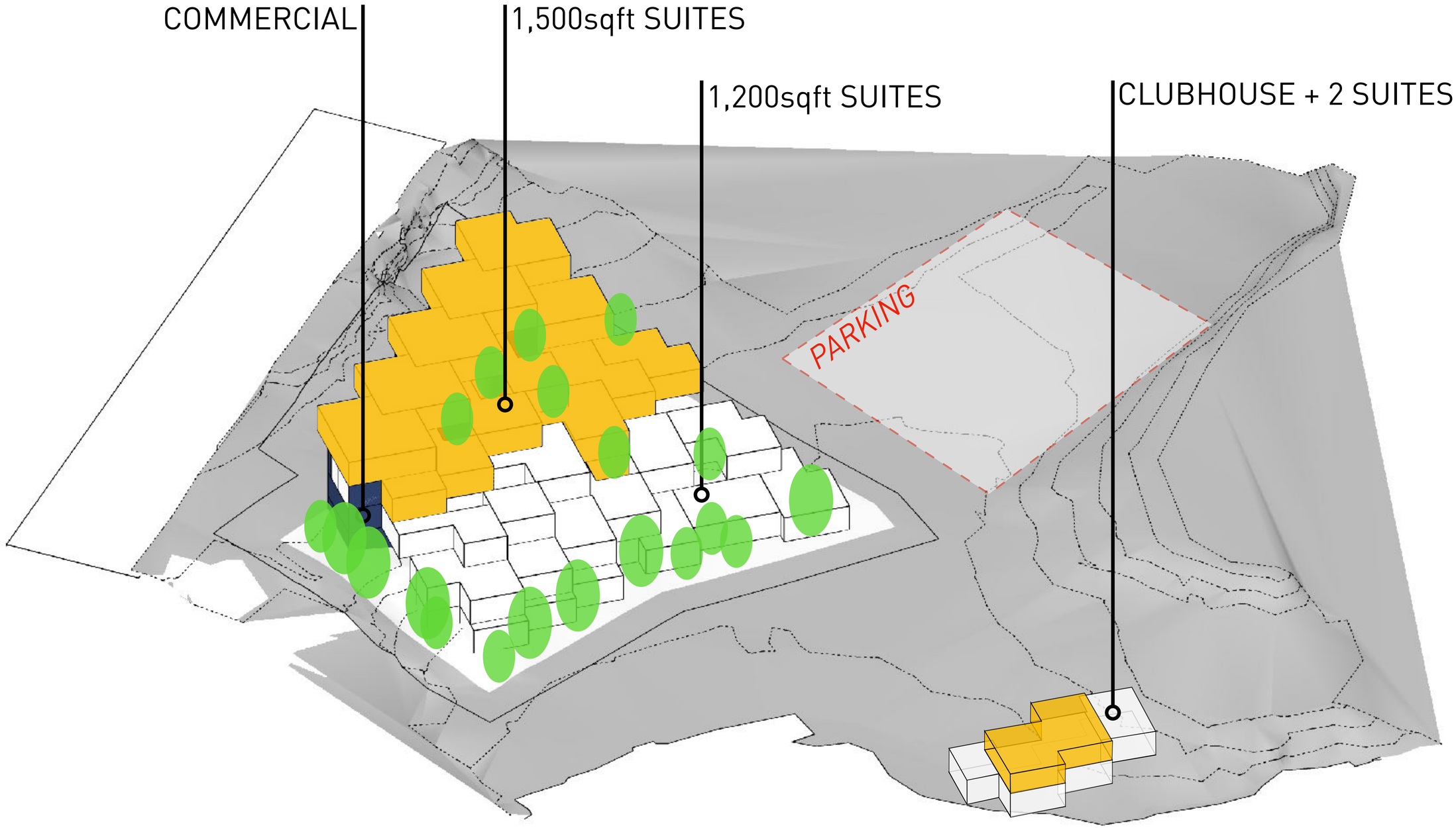
TEST FIT 1: **COURTYARD**



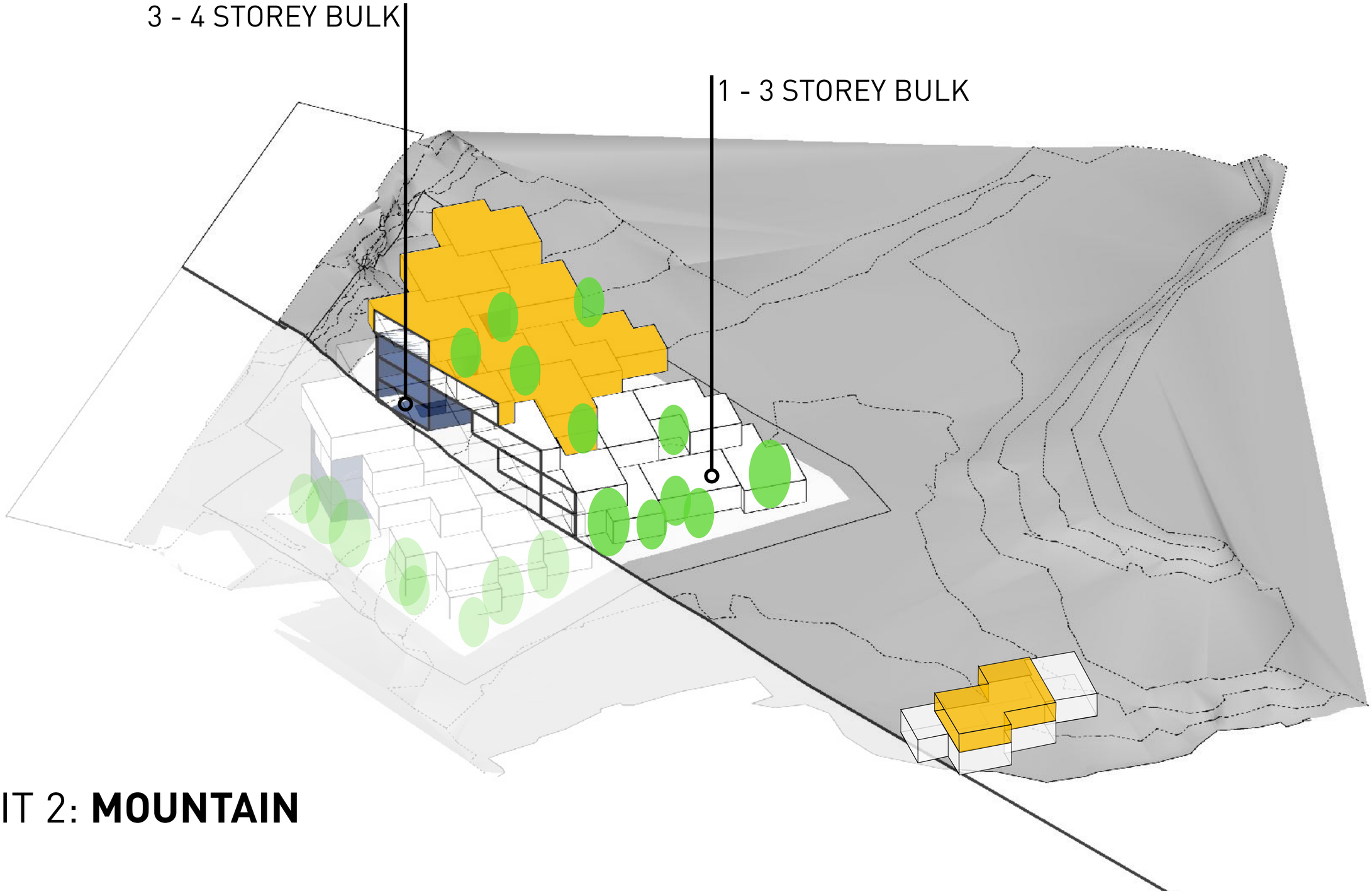
TEST FIT 1: **COURTYARD**



TEST FIT 1: **COURTYARD**



TEST FIT 2: **MOUNTAIN**



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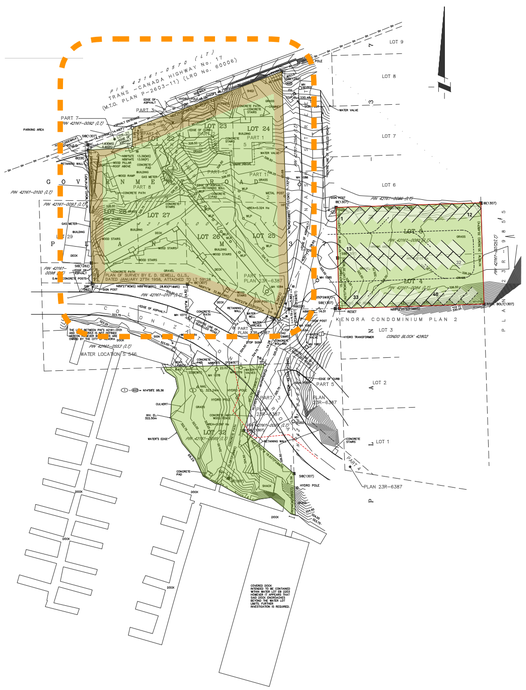


TEST FIT 2: **MOUNTAIN**

EVELYN
Vancouver, Canada

BIG MOUNTAIN
Copenhagen, Danmark

RESORT

RESORT

35 EXQUISITE RESIDENCES

1,100 – 1,500 SQUARE FEET

2 – 3 BEDROOMS

RESORT
35 EXQUISITE RESIDENCES
1,100 – 1,500 SQUARE FEET
2 – 3 BEDROOMS
CLUBHOUSE

RESORT
35 EXQUISITE RESIDENCES
1,100 – 1,500 SQUARE FEET
2 – 3 BEDROOMS
CLUBHOUSE
CLUB CONCIERGE
PRIVATE GATHERINGS
GAMES ROOM
2 SUITES

RESORT

35 EXQUISITE RESIDENCES

1,100 – 1,500 SQUARE FEET

2 – 3 BEDROOMS

WATER AMENITIES

CLUBHOUSE

CLUB CONCIERGE

PRIVATE GATHERINGS

GAMES ROOM

2 SUITES

RESORT

35 EXQUISITE RESIDENCES

1,100 – 1,500 SQUARE FEET

2 – 3 BEDROOMS

WATER AMENITIES

70+ DOCKING SLIPS

LAKE DECK

SWIMMING POOL

PRIVATE BEACH

GRACE ANNE II

CLUBHOUSE

CLUB CONCIERGE

PRIVATE GATHERINGS

GAMES ROOM

2 SUITES

RESORT

35 EXQUISITE RESIDENCES

1,100 - 1,500 SQUARE FEET

2 - 3 BEDROOMS

PARKING

WATER AMENITIES

70+ DOCKING SLIPS

LAKE DECK

SWIMMING POOL

PRIVATE BEACH

GRACE ANNE II

CLUBHOUSE

CLUB CONCIERGE

PRIVATE GATHERINGS

GAMES ROOM

2 SUITES

LOOKING SOUTH EAST FROM HIGHWAY

LOOKING WEST FROM HIGHWAY

"A place where memories made throughout the years are stored as imprints on each passing season."

...ON THE DOCKS

"A place where memories made throughout the years are stored as imprints on each passing season."

...ON THE DOCKS

"A place where memories made throughout the years are stored as imprints on each passing season."

...ON THE DOCKS

"A place where memories made throughout the years are stored as imprints on each passing season."

...ON THE DOCKS

. . . ON YOUR VERANDAH

"Here, the days belong to you."

. . . ON YOUR VERANDAH

"Here, the days belong to you."

GRACE ANNE II

. . . ON YOUR VERANDAH

"Here, the days belong to you."

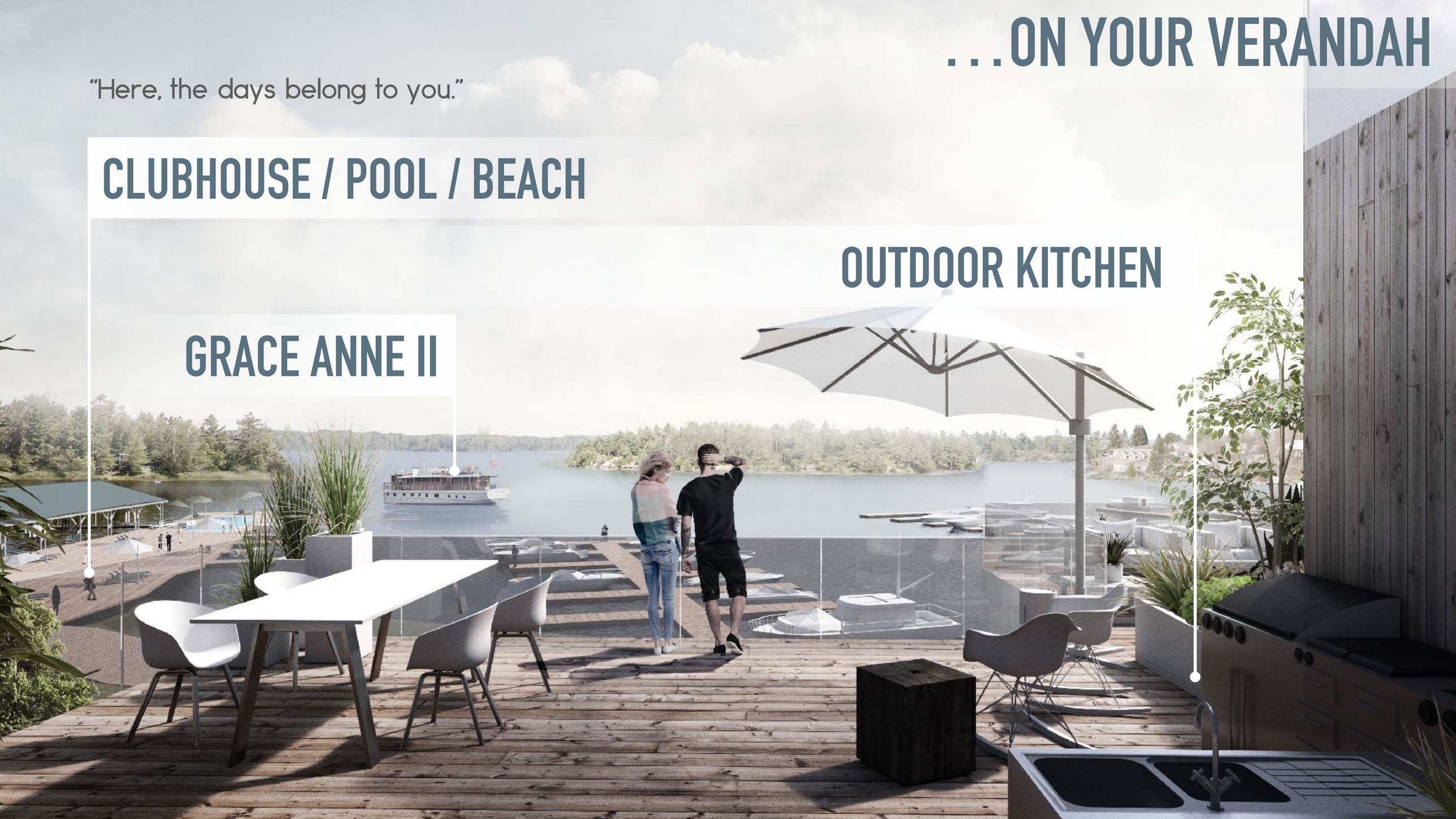
. . . ON YOUR VERANDAH

"Here, the days belong to you."

CLUBHOUSE / POOL / BEACH

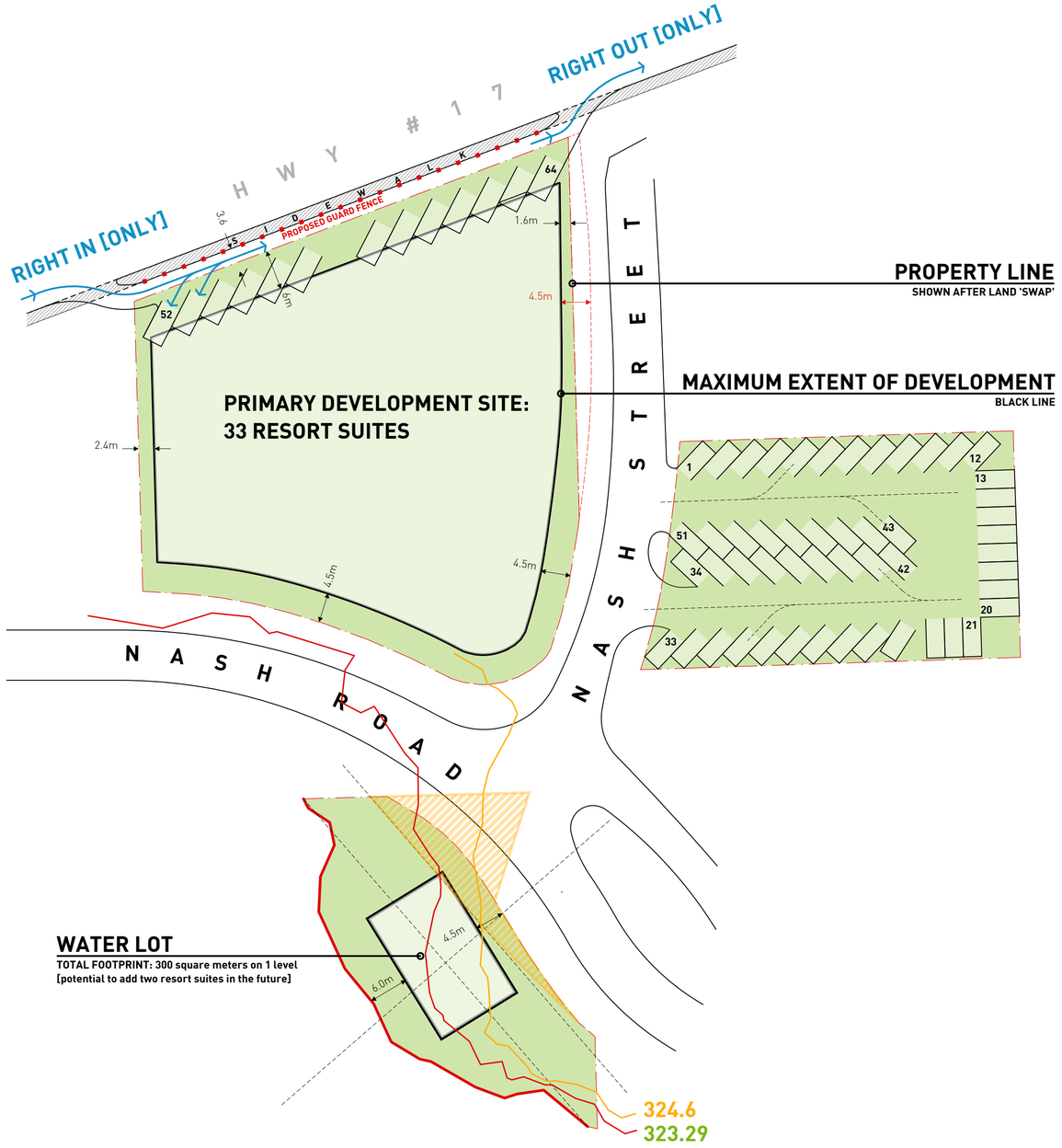
OUTDOOR KITCHEN

GRACE ANNE II



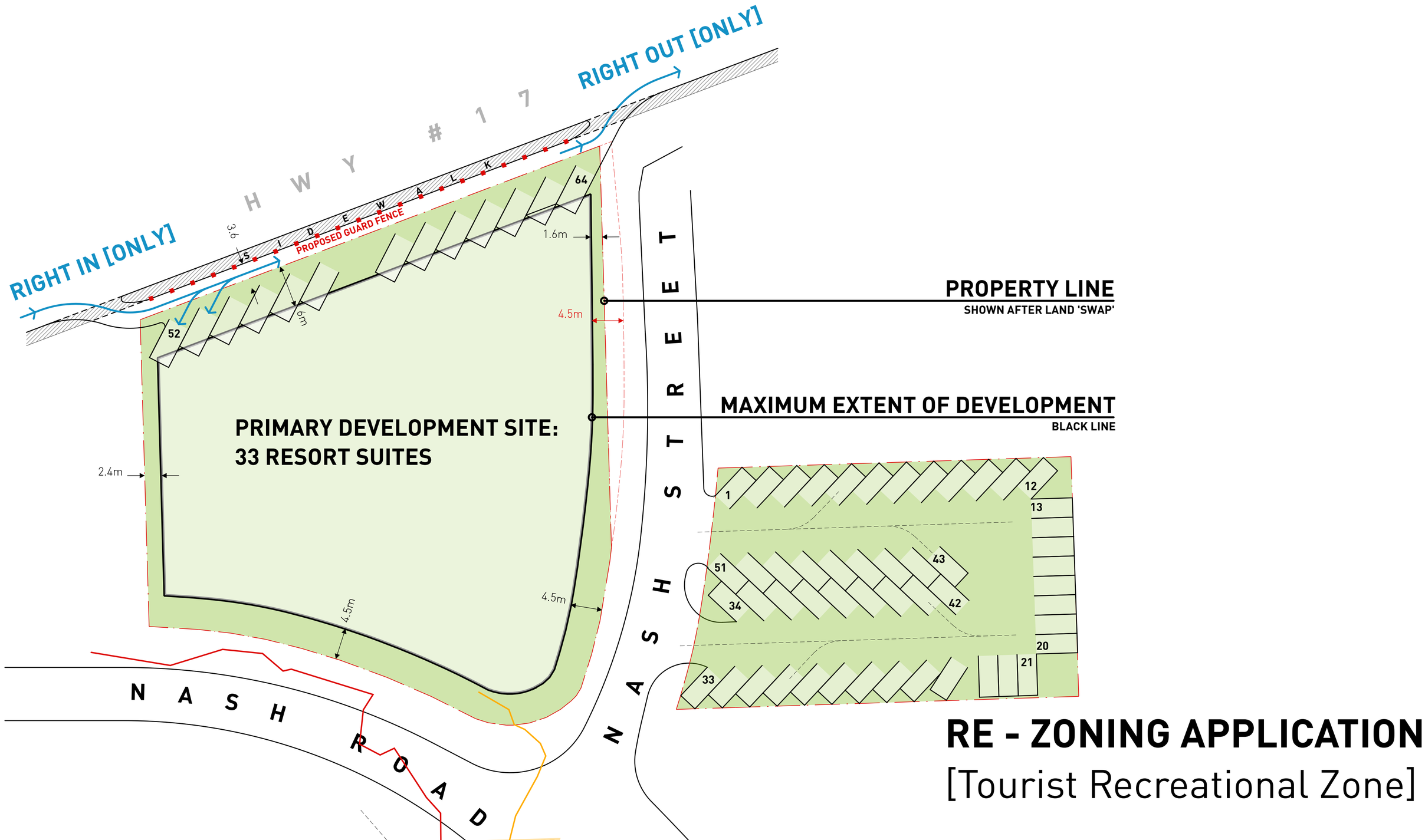
. . . .IN YOUR LIVING ROOM

. . . IN YOUR LIVING ROOM
AND YOUR KITCHEN



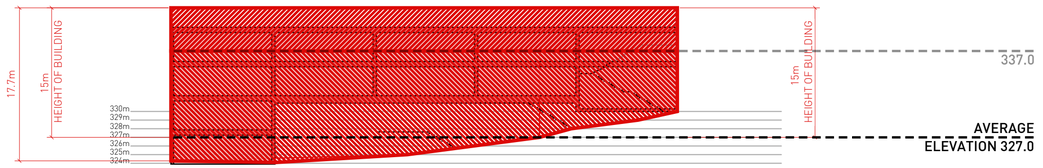
RE - ZONING APPLICATION

[Tourist Recreational Zone]

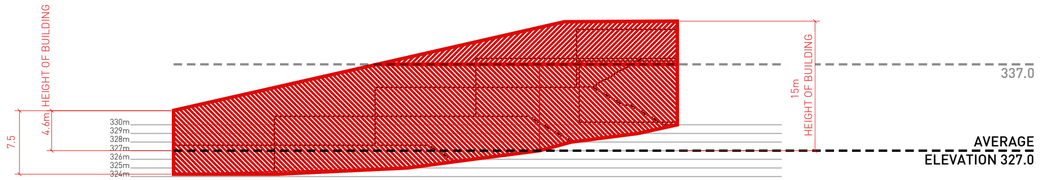


RE - ZONING APPLICATION

[Tourist Recreational Zone]



SECTION 1



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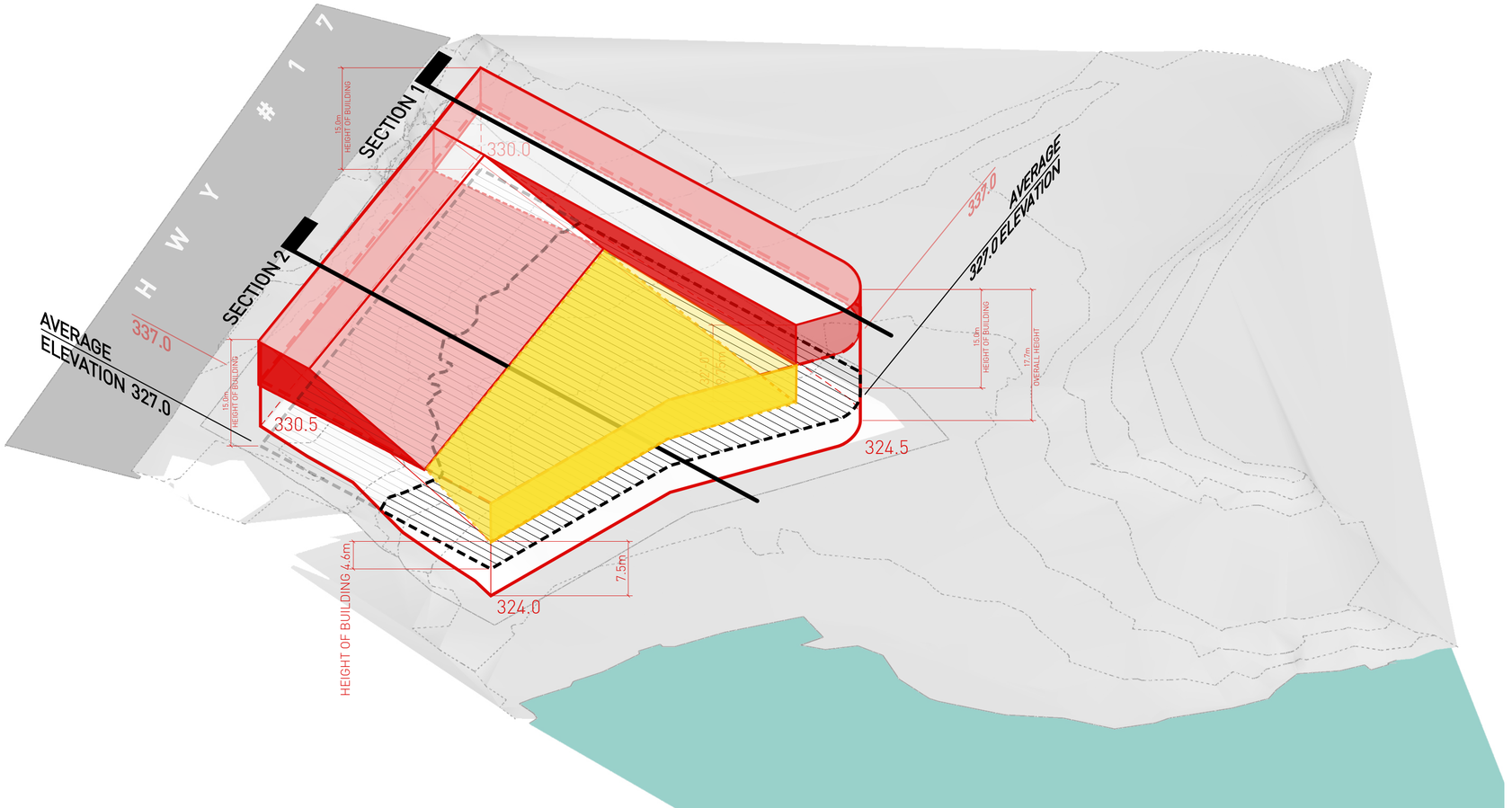
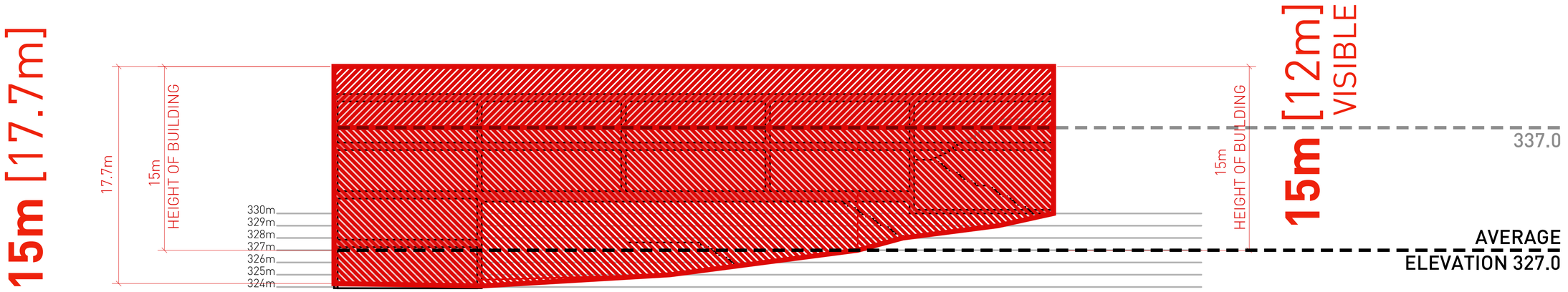


RE - ZONING APPLICATION

[Tourist Recreational Zone]



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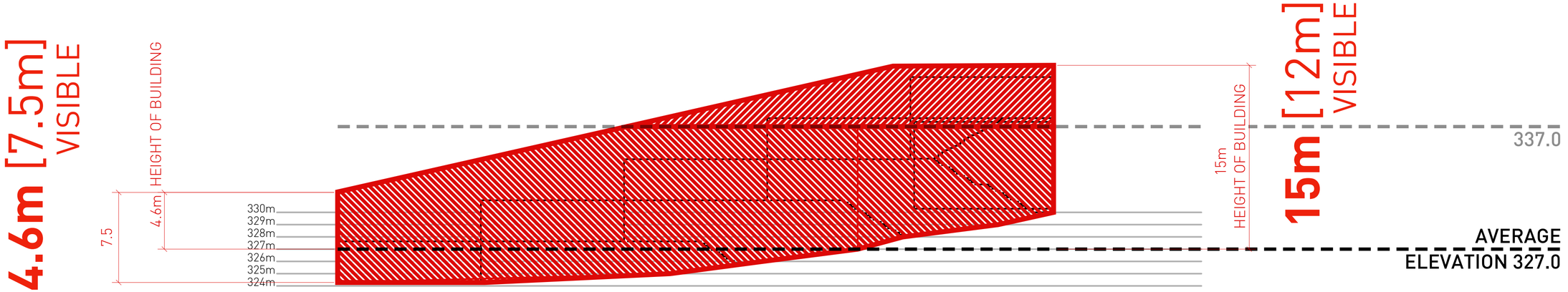

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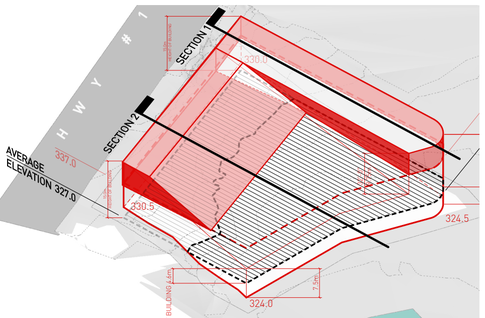


RE - ZONING APPLICATION

[Tourist Recreational Zone]

THE
REGISTRY
COLLECTION®

a global luxury exchange network

THANK YOU!

1. North Property Line and Survey

The land surveyor explained that the survey was developed from city property information and site measurements. As we had discussed, the surveyor already accounted for the reduction of Lot 32 in Plan 23R-6387. He also explained that the plan from 1897 shows a simplified version of the site and that case law is quite clear that natural features govern over distances in the hierarchy of evidence. We have also overlaid the survey with an aerial image and the water edge line is very similar. Given this information, we believe that the survey is correct and the land that has been shown for “Area C” reflects the available area at lot 32.

2. Lake of the Wood Control Board

The proposed structure in ‘area C’ [by the water edge] is intended to be built fully above the 324.6m ASL hazard contour. The structure is intended to be constructed with piles on the ground that can elevate the floor structure above the hazard contour elevation, similar to many boathouses throughout Lake of the Woods. The design, materiality, and details of the structure will all be carefully considered to accommodate changing water levels and resulting potential flooding.

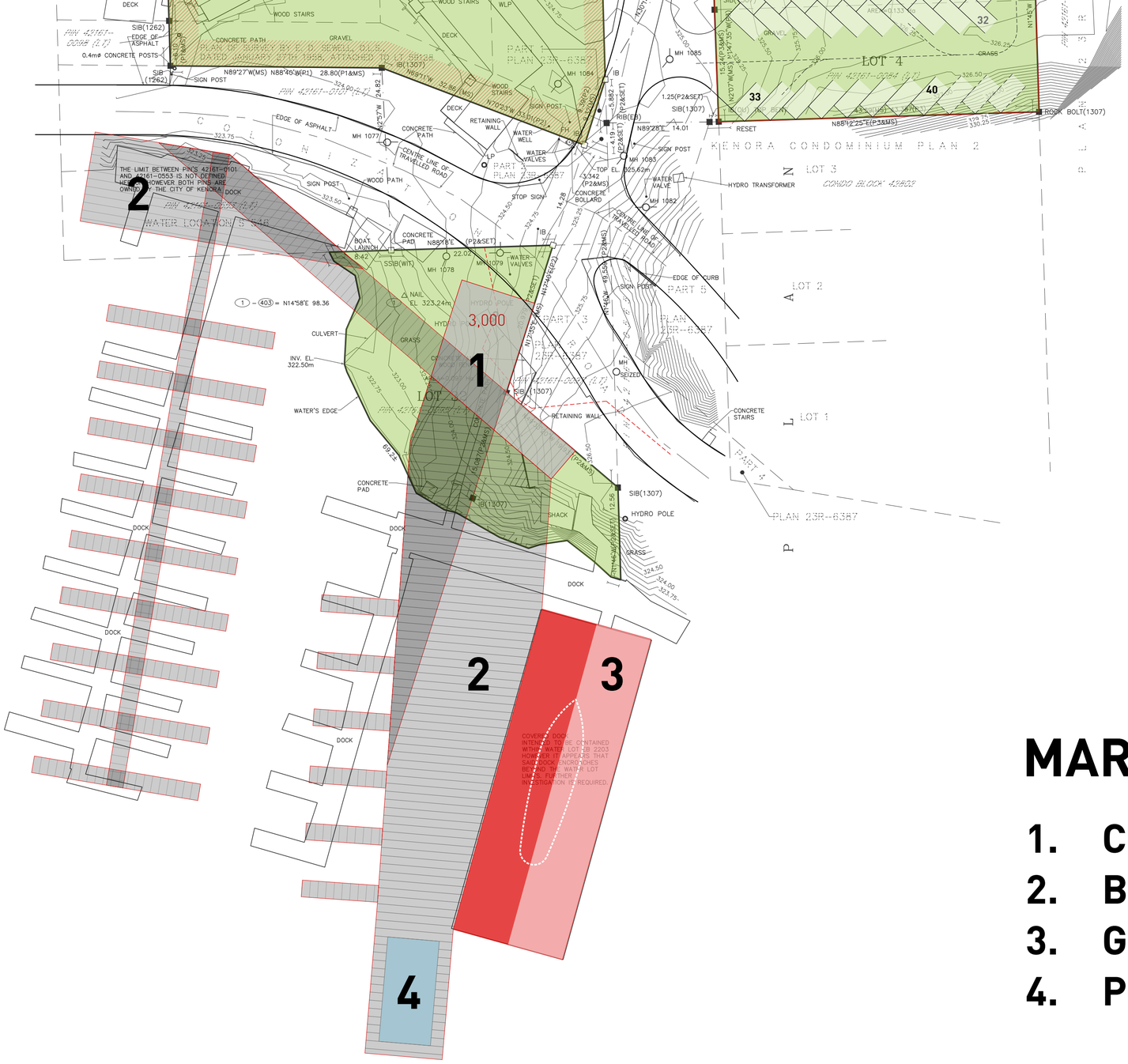
The extent of contour 324.6m will be addressed in ‘area A’ so that all living/interior spaces that would be affected by a high water level and potential flooding is clear of that elevation. The specifics of how that may be addressed will be developed through further design of the project and may be done through site grading or by elevating the structure above the existing grade.

3. Condo Corporation – clubhouse as accessory to main building

The building proposed on ‘area C’ will act in the capacity of a marine facility, by providing access and services to the docks and the administration and guest centre for boarding Grace Anne II. As per article 3.30 Setback from Watercourse and Waterbodies, such facilities are not subject to the setbacks from the watercourse or water body outlined in article 3.30. As required by article 3.30(a) the construction and design of the proposed building and deck on ‘area C’ will be carefully designed in such a way to provide a margin of safety from hazards associated with flooding and unstable slopes at the water edge as required by the zoning by-law.

4. Condo Corp + Condo owner - heigh of clubhouse

The structure at ‘area C’ is being proposed as a one-storey clubhouse with a potential extra two units above. As a two storey structure with the main floor above the 324.6 ASL elevation required by the Lake of the Woods Control Board, a two storey structure would impede minimally on the the views out of the neighbouring condominiums. This is due to site topography at the condominiums to the east, which provides a significant height difference from ‘area C’. The roof at the proposed structure will be designed to be finished in a visually pleasing manner.



MARINA CONCEPT

1. CLUBHOUSE [±6,000sqft]
2. BEACH / DECK
3. GRACE ANNE 'PAVILION'
4. POOL

...PROUD MEMBER OF...

GACC
SCHEDULE + NEXT STEPS

MEETINGS WITH KENORA PLANNING DEPARTMENT..... **OCT - NOV 2018**

ZONING BY-LAW AMENDMENT APPLICATION..... **DEC 05, 2018**

PLANNING REVIEW..... **DEC 05 2018 - JAN 05 2019**

PUBLIC MEETING..... **±JAN 20 2019**

COUNCIL REVIEW..... **FEB 2019**

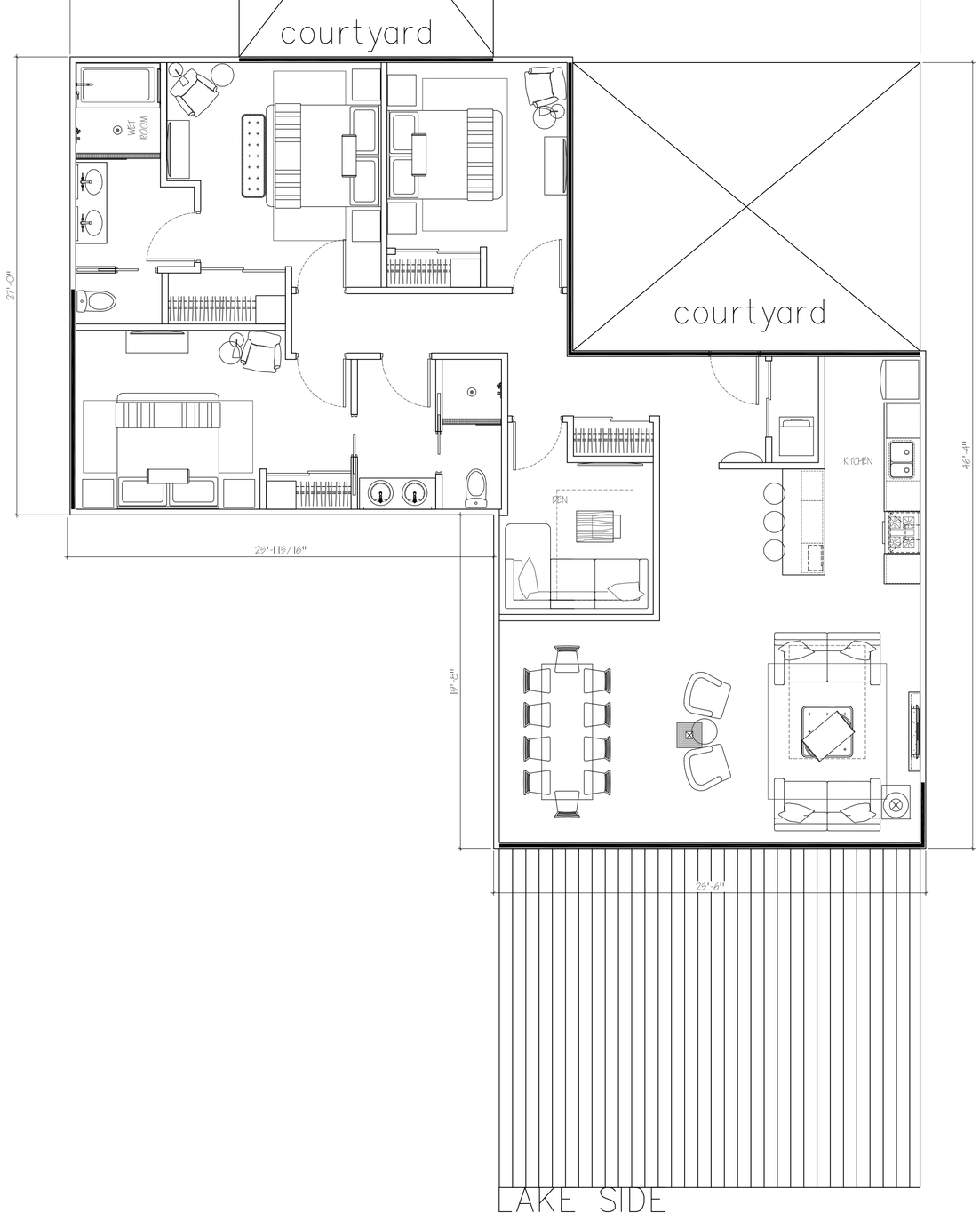
DEVELOPMENT PERMIT SUBMISSION + REVIEW..... **MAR - MAY 2019**

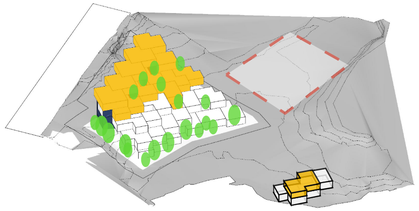
DESIGN DEVELOPMENT + CONSTRUCTION DRAWINGS*.....**MAR - JUL 2019**

PERMIT SUBMISSION + REVIEW..... **AUG 2019**

CONSTRUCTION..... **SEP 2019 +**

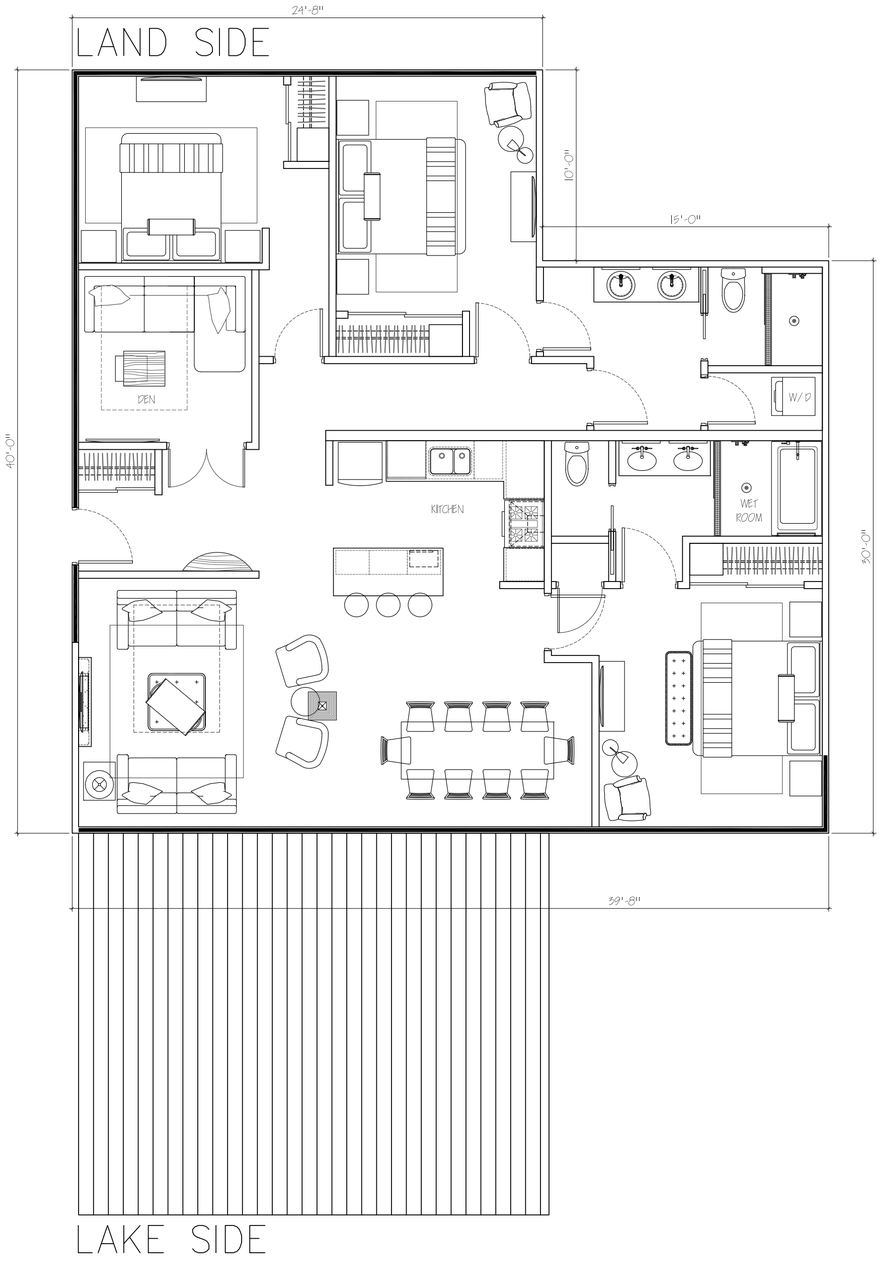
***CLIENT MIGHT DECIDE TO PROCEED WITH FURTHER ARCHITECTURAL WORK BEFORE ALL REPORTS ARE APPROVED BY THE CITY**

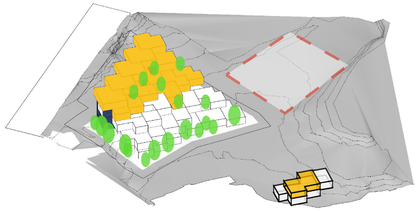




LAYOUT TESTS:

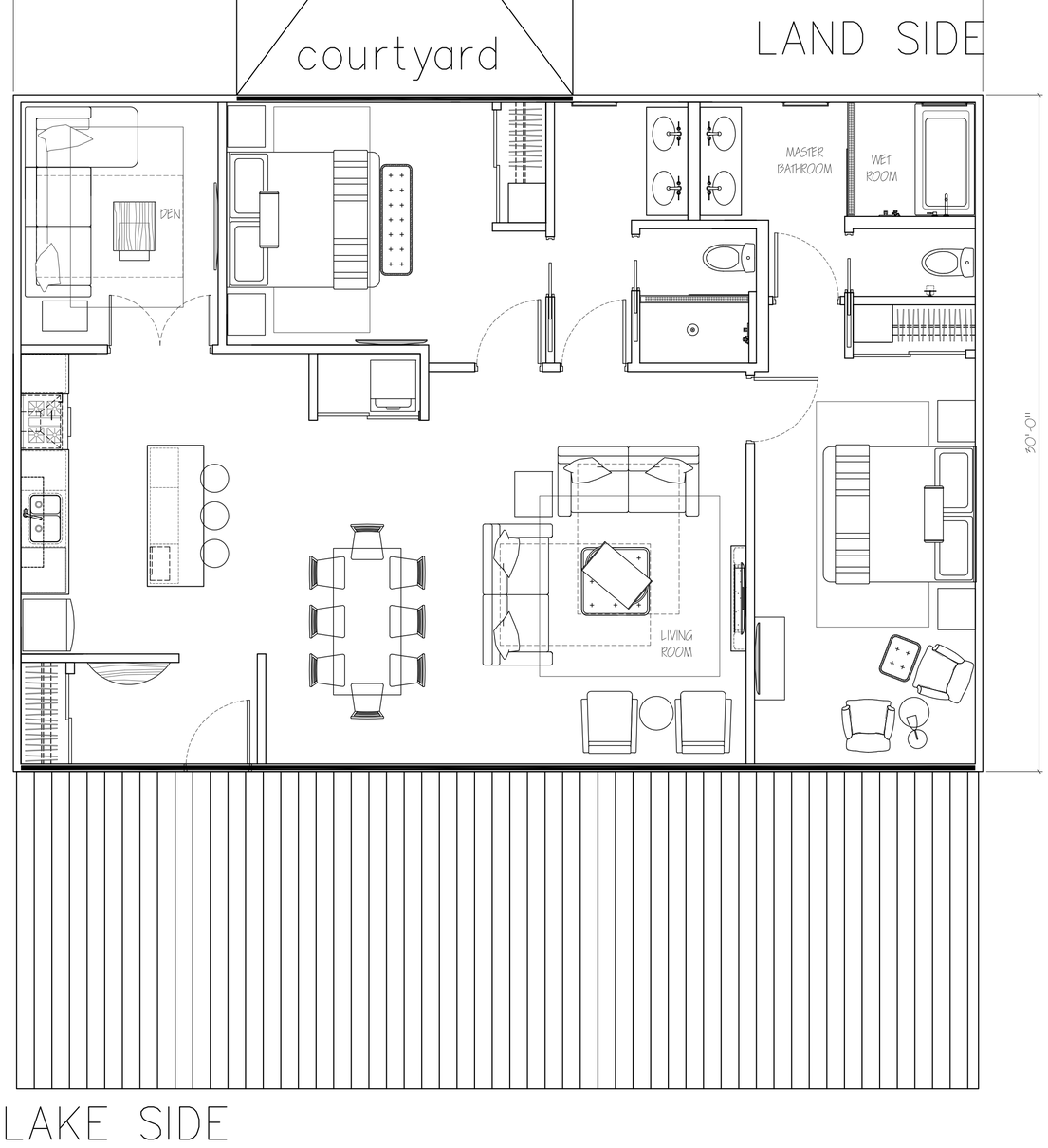
±1,200sqft - TEST TYPE 1

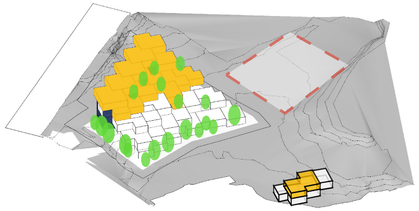




LAYOUT TESTS:

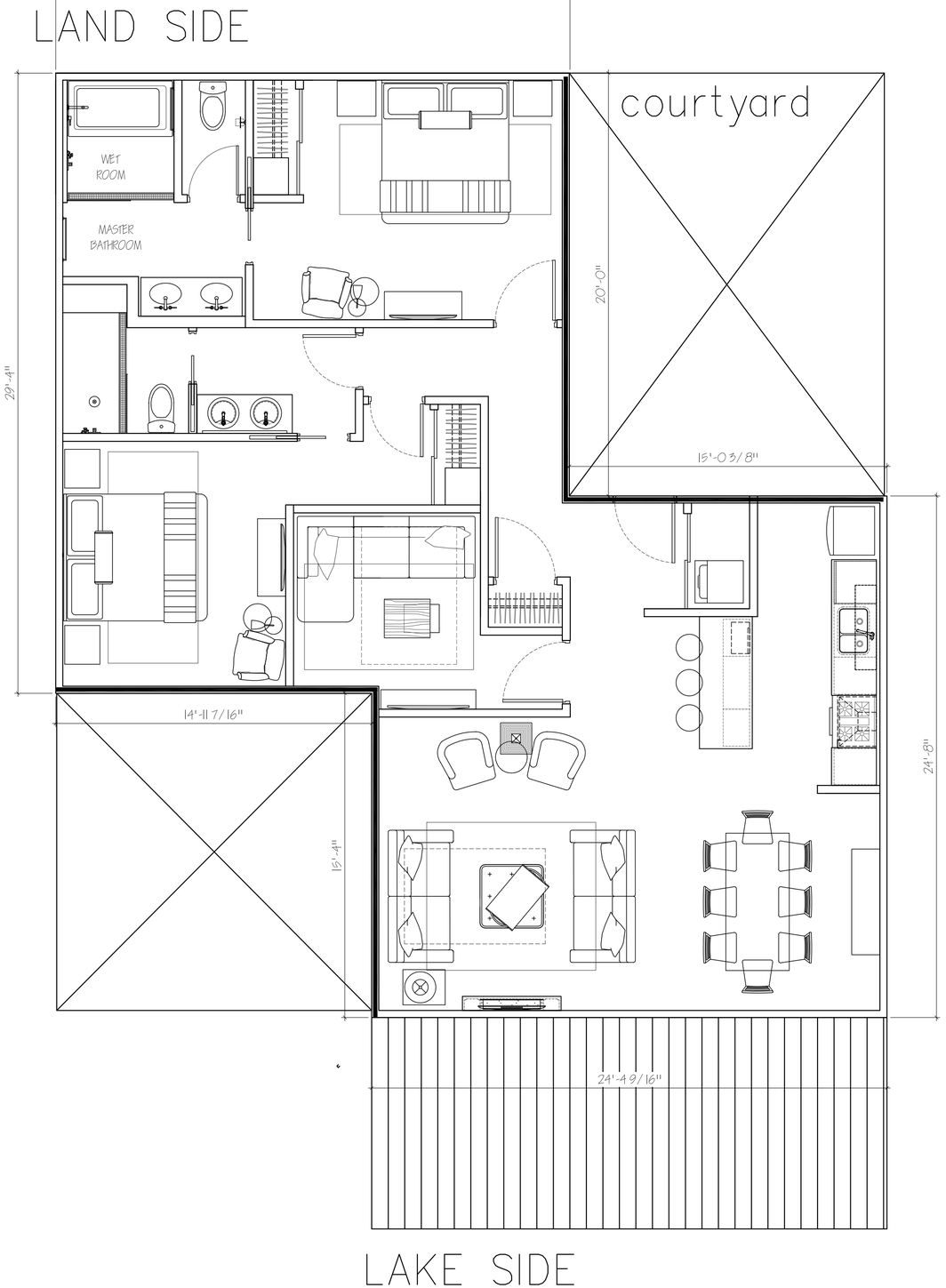
±1,500sqft - TEST TYPE 2

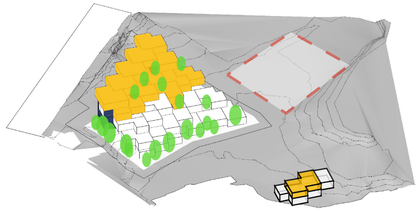




LAYOUT TESTS:

±1,200sqft - TEST TYPE 1





LAYOUT TESTS:

±1,200sqft - TEST TYPE 2