



WILCOX ARCHITECTS INCORPORATED
BUILDING SOLUTIONS FOR YOU SINCE 1985
GLENN A. WILCOX, B.ARCH., O.A.A.

November 26, 2020
20060

City of Kawartha Lakes
Development Services
180 Kent Street West
Lindsay, Ontario
K9V 2Y6

Attention: Chris Marshall, Director of Development Services

Dear Chris:

**Re: New Shelter for A Place Called Home
64 Lindsay Street South, Lindsay
Request for Site Plan Exemption - Updated**

Further to your request please find enclosed our formal request for exemption from site plan control for the above project with the additional information about the parking as requested.

By way of background there are 3 existing structures on this property:

- one storey plus basement shelter offices with commercial rental space to the north-west
- two storey with 11 shelter beds to the east
- 2 storey with 8 shelter beds plus kitchen/dining facilities for all residents to the north-east

There are presently 26 parking spaces to the south and east sides. The vast majority of the site is covered in either buildings or asphalt paving.

Since the existing shelter has grouped or shared washrooms only all of the residents have been located off site due to COVID in a motel on Highway 35 south of town. The group has recently received funding to build a new structure on this site to replace the 19 shelter beds. Also, there is an opportunity to provide an additional 6 self-contained bachelor units on the top floor through another grant program.

The Proposal

The existing north-west building would be removed in its entirety and replaced with a new 3 storey structure plus basement in basically the same location – see attached. The main floor would have 6 shelter beds, intake offices, kitchen/dining, and laundry for the residents. The second would have 13 shelter beds and the third floor would have 6 self-contained bachelor units. The basement would have other staff offices, a boardroom, space for trustees and Forecast.

The total coverage on site now is 19.3% and with the above will increase slightly to 23.2%. Total GFA for all floors now is 9,536 sq. ft. and would increase to 18,002 sq. ft. with the new replacement structure added. Parking on site will be about the same at 25 spaces and since this is a homeless shelter the majority of the residents do not have a vehicle. I have added the breakdown of parking requirements to the site plan drawing to meet the Zoning Bylaw. A total of 23 spaces are needed where we have 25. As mentioned previously the site is presently covered with either asphalt or buildings, so there is no impact on storm water. We anticipate that a new hydro service will be needed along with upgraded sanitary and water service to the street due to the size of the new structure. The site is already serviced and these will be marginal increases only. The new building will not need sprinklers. Presently there is a sanitary line from Mill Street on the east that runs through this site but is not affected by this work. Changes to the other buildings will be internal in nature only.

There is a timing issue for the grant funding and a need to reduce the shelter costs from the offsite accommodation currently underway. As such we anticipate that the impact of this proposal is minimal and are requesting the exemption to speed up the project timetable.

We realize that the net area increase is beyond the 25% threshold for you to approve an exemption and as such this would have to come from Council. Thank you and we look forward to your support.

Yours truly,
WILCOX ARCHITECTS INC.

Per:



Glenn Wilcox, Architect
B.Arch., O.A.A

GW/CW/APCH 20060/Letter 003

MW Construction & Engineering, Mark Wilson
City of Kawartha Lakes, Human Services Department, Hope Lee
Tim Welch Consulting, Tim Welch
A Place Called Home, David Tilley