



**COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
SPECIAL MEETING MARCH 26, 2013 @ 6:00 PM**

AGENDA

LOCATION: TOWN ADMINISTRATION OFFICE, 2ND FLOOR, 30 KING STREET EAST, GANANOQUE

WELCOME:

- A) HEALTH, SAFETY, & WELLNESS:**
- B) DECLARATION OF PECUNIARY INTERESTS:**
- C) MINUTES OF PREVIOUS MEETING:** Adoption of the Committee's minutes of the previous meeting.
 - ✦ COA/PAC January 29, 2013
- D) OFFICIAL PLAN AMENDMENT:**
 - ✦ OPA1 1556022 Ontario Inc. (Randy Gil)
- E) CONTINUING BUSINESS/NEW BUSINESS:**
 - ✦ Update from Minutes of January 29, 2013
- F) PUBLIC QUESTION PERIOD**
- G) ADJOURN:**
- H) Next regular meeting of COA/PAC is scheduled for April 23, 2013 at 6 p.m.**

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF January 29, 2013 @ 6:00 PM

Members Present:

Chair Chuck Marquardt , Sheila Burtch, Heather Gallacher,
Councillor Joe Jansen, Nicole St. Onge.

Members Absent:

Jonathon Allen, Councillor Jeff Girling

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2013-1

Moved by: Sheila Burtch

Seconded by: Joe Jansen

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated October 30, 2012.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) DELEGATIONS/PRESENTATIONS: None

D) CONSENT: None

E) DEVELOPMENT PERMIT:

⚡ DP2012-07 1000 Islands Development Corporation
650 Charles Street North

Peter Hipwell and his partner were in attendance.

Four members of the public were in attendance.

Letter from Cataraqui Region Conservation Authority was received by committee members.

The applicant, 1000 Islands Development Corporation are proposing four additional storage units at an existing storage facility.

The Official Plan and Development Permit By-law allows the use in the Employment Lands

Staff had no objection to the application, however, a letter was just received from the Cataraqui Region Conservation Authority with concerns regarding setbacks and stormwater management. Staff requested the committee to defer the application in order to correspond with the CRCA.

The committee discussed approving the application subject to the CRCA conditions or deferring the application.

MOTION NO. 2013-2

Moved by: Joe Jansen

Seconded by: Heather Gallacher

That Development Permit DP2012-7 1000 Islands Development Corporation at 650 Charles Street North be deferred to a special meeting.

- CARRIED

DP2012-08 1518017 Ontario Ltd.
460 Second Street

Four members of the public were in attendance.

The applicant, 1518017 Ontario Inc, is applying to renovate and existing building into four apartments.

The Official Plan and Development Permit designate the property residential. It is a Class III permit for an apartment in this area to address parking and other outside works. There are two unopen road allowances on both sides of the property.

Parking requirements for four units is 1.25 spaces/unit and the applicant has 8 indicated on the site. Parking space 3 as identified on the plan is not require and therefore being requested to be removed completely. Public Works department have requested that the water services be segregated if it is possible.

Staff have no objection to the application provided the conditions outlined in the staff report dated January 8, 2013 are met.

MOTION NO. 2013-3

Moved by: Heather Gallacher

Seconded by: Nicole St. Onge

That Planning Advisory Committee/Committee of Adjustment has no objection to Development Permit 2012-08 1518017 Ontario Ltd. at 460 Second Street provided the applicant enter into an agreement with the Town and meet the conditions as outlined in the report dated January 8, 2013.

- CARRIED

DP2012-09 Bickerton
259 Pine Street

Todd Bickerton was in attendance.
Three members of the public were in attendance.

The applicant, Todd and Julie Bickerton, are proposing the construction of decking around a pool and hot tub at 259 Pine Street.

The Official Plan and Development Permit By-law designates the lands as Traditional Residential and the proposed is accessory to the primary dwelling unit.

The application is before the committee as the construction will exceed the maximum 10% in the Development Permit By-law with respect to accessory structures and the overall maximum lot coverage will exceed 35% to 45.2%.

Staff have no objection to the application provided that any removal of trees on the lot be replaced and that the decking not be enclosed to create additional indoor living space.

MOTION NO. 2013-4

Moved by: Joe Jansen

Seconded by: Heather Gallacher

That Planning Advisory Committee/Committee of Adjustment has no objection to Development Permit 2012-09 Bickerton at 259 Pine Stret provided the applicant does not enclose any of the decking to create more indoor space and that all trees removed, if required, be replaced on the lot.

- CARRIED

- ✦ DP2013-01/02 Brown Hospitality Corporation
50 Main Street/28 Main Street/11 King Street W
/Vacant Land

Jeff Brown was in attendance.

Two members of the public were in attendance.

Letter from Leeds Condominium Corporation #9 was received by committee members.

The applicant, Brown Hospitality, is proposing a redevelopment on the property. The approvals involve two development permits at this time subject to consent applications.

The Official Plan and Development Permit By-law designates the lands as Lowertown – Mixed Use.

The redevelopment will see demolition of existing slab on grade portions of the property and a consent to sever the original Blinkbonnie from the motel. The motel will have an additional of 12 motel units and the entrance will be relocated.

Staff do have concerns with respect to opening the entrance immediately north of the apartment at 28 Main Street as this is a highly travelled roadway and should a severance be applied and approved for directly north as indicated on the plan there will be two entrances within metres. A further plan detailing the existing intersection is required.

28 Main Street will not have a lot of change other than a lot line adjustment from the rear of the property to the motel lot. It is suggested that at the time of consent a right-of-way be registered on title for access purposes or alternatively in the case of a sale an entrance will be required.

The original Blinkbonnie is proposed to be a pub/inn with five guest rooms. The plan indicates 19 spaces based on one per guest room and the remaining for the pub.

Staff are recommending that the garbage enclosures on both properties be provided with soft landscaping around the enclosure.

Jeff Brown clarified that the front yard of the apartment will increase and that the Town changed the location of the depressed curb at International Square when King Street West was reconstructed.

A representative from the Leeds Condominium Corporation #9 expressed a concern with regards to parking in relation to the Townhouses. The townhouses will be an application at a later date and the requirement for residential parking is 2 spaces/townhouse on site which could include a garage with parking space in the driveway. Construction hours will be required to meet the Noise By-law which is Town wide.

Staff have no objection to the overall redevelopment and is seeking approval in principle prior to applications for consent and subject to further plans to be provided by the applicant.

MOTION NO. 2013-4

Moved by: Joe Jansen
Seconded by: Sheila Burtch

That Planning Advisory Committee/Committee of Adjustment has no objection to the overall development of Development Permit 2013-01 (Clarion Inn) and 2013-02 (Blinkbonnie) at 50 Main Street/28 Main Street/11 King Street W/Vacant Land pending consent approvals, elevation, drainage, landscape and servicing plans.

- CARRIED

F) SUBDIVISION AGREEMENT: None

G) CONTINUING BUSINESS/CORRESPONDENCE:

✚ B3/12 MacIntyre No appeals received

H) NEW BUSINESS: None

I) PUBLIC QUESTION PERIOD:

J) ADJOURN

MOTION NO. 2013-5

Moved by: Joe Jansen

Be it resolved that Committee of Adjustment/Planning Advisory Committee adjourn this regular meeting.

Original Signed by Chair
Chair, Chuck Marquardt

Original Signed by Staff
Secretary –Treasurer, Brenda Guy

PLANNING REPORT

TO: **PAC/COA**

FROM: Brenda Guy
Manager of Community Development

DATE: Thursday, March-14-13

SUBJECT: OFFICIAL PLAN AMENDMENT NO.1
– 1556022 ONTARIO INC. (RANDY GILL)

Background:

Property: 665 King Street West

Legal Desc: Blk.Q, Lots 37 to 41 Pt.1 Plan 28R-3748 Plan 86
Town of Gananoque

Acreage: 37,080 sq.ft.
240' King Street W

Lot Coverage: 35% Maximum Coverage

Official Plan: Highway Commercial

DP Designation: Gateway Commercial

Purpose and Effect:

The applicant is to amend the Official Plan to redesignate property from Gateway Commercial to Residential to permit multi-residential units.

Reasons for the Application:

The lands designated Highway Commercial do not permit residential development.

Overview of Official Plan:

The property is designated Highway Commercial in the Official Plan. Highway Commercial is intended to service the Town, travelling public and the region and permits a variety of uses. These areas tend to serve as buffers and screening to adjacent residential neighbourhoods.

The applicant is seeking to redesignate the Highway Commercial to Residential. Section 2.3 of the Official Plan (below) speaks to expanding by redevelopment and infill where possible within the Town's settlement area. Any expansion of this area should require a review. With the redesignation request of Highway Commercial to Residential it would be considered, albeit a small area, a change to the settlement area.

2.3 Planning Context

The Town of Gananoque, with its abundant waterfront and eclectic mix of heritage buildings, new residential areas and industrial properties is well positioned to accommodate future growth. The Town has experienced modest growth over the past 10 years or more, averaging five to ten housing starts per annum. Growth has occurred in a controlled and planned manner as new development resulted in extensions of existing residential neighborhoods. From an economic development perspective the municipality has experienced a decline in employment generating land uses and as such is faced with a number of vacant or under utilized non-residential buildings. As the Town continues its modest increases in population and welcomes new employment opportunities, it is important to ensure that land development and redevelopment occurs in a logical and cost efficient manner which ensures effective delivery of municipal services while preserving the Town's architectural heritage and small town character.

This Official Plan is designed to encourage and manage continued modest growth which will result in a forecasted population of approximately 5,900 people by the year 2029.

It is the general intent of this Official Plan to continue logical extensions of the Town's development areas and to encourage redevelopment and infill wherever possible. The following policies shall provide the planning framework as it applies to the Town's development areas.

- 1. Future residential and non-residential growth and development shall occur in the Town's settlement area which is defined as all of the land located inside the Town's corporate limits with the exception of lands designated Rural as shown on Schedule E. Any expansion of the settlement area shall require a comprehensive review of the Official Plan which is generally carried out every 5 years. Any proponent initiated expansion of the settlement area shall also require a comprehensive review of this Official Plan which shall be carried out at no cost to Gananoque residents. Such review shall conclusively demonstrate the need and land use rationale for the proposed expansion.*
- 2. Future development shall occur through logical planned extensions of existing developed areas, through infill on existing vacant lands in developed areas or through redevelopment of existing developed lands.*
- 3. It is the intent of this Plan to achieve a modest increase in the density and intensity of land use through the redevelopment or re-use of existing vacant or underutilized buildings and properties. Increased land use density, though desirable to ensure more efficient delivery of public services, shall not occur where increased density or intensity of use would result in a negative impact on an areas heritage value or on a neighborhood's existing residential character.*

The application was supported by comments under letter dated February 28, 2013 which refers to Section 3.2.2.8 Residential Density and Affordable Housing and that the OP allows for higher density residential on arterial roads and Section 3.2.2.10 Housing Supply and Affordability for the Town to maintain a minimum 10 year supply of residentially designated lands.

While the OP does reflect residential density under Section 3.2.2.8 it indicates that the residential development shall occur in locations “*in proximity to*” arterial or collector roads. (Schedule “H” of the Official Plan indicates the road network for the Town.) The proposed development is occurring directly on an arterial road. Additionally, the maintaining of a 10 year supply of residentially-designated lands under Section 3.2.2.10 is noted, however, it has not been justified that the Town is lacking in its’ residential lands supply. Areas south of this property, immediately west of Dempster Drive area for instance, are designated residential as are lands north of King Street West (west of Garfield) are also designated. It is noted that there are lands west of 665 King Street West that area designated residential. This property is located immediately west of 745/755 King Street West approximately 200’ west of the subject property. In other areas within the Town, there are lands known as the Conner Subdivision which are all designated residential.

It is identified in the Official Plan under Section 3.2.2.10 that the Town support and encourage affordable housing units. *Non-profit housing by private and non-profit housing corporations shall be generally encouraged provided it not be concentrated to any particular part of the municipality and that it be compatible with the surrounding development.* At the time of application, it is not clearly defined as to what the applicant is proposing as it has been Townhouses as well as apartments. Affordable Housing is encourage within the Official Plan.

Reviewing Section 4.0 Making It Work – Our Infrastructures identifies the various services of road, water, sewer and other infrastructures. King Street West is identified as an arterial road of which the intent is to carry large volumes of traffic and service the major transportation route throughout the community. *Access will be limited in order to maintain their primary function.* King Street West is a highly travelled road and it used as an Emergency Detour Route for the Highway 401. It is not desirable to create more entrances along this road way to not further impede traffic flow and safety. Staff recognize that there is an existing entrance to this location, however, the increase traffic flow into the development is a concern and should be subject to a traffic study upon defining what the applicant is proposing. The concern is number of units being proposed and traffic implications. Additionally, the approximate number of units will define sewer and water services and the capacity.

For the committee’s review staff are providing the Official Plan criteria for development when reviewing application for the Development Permit of which the applicant would be subject to, if the OPA were approved. Although this is not a Development Permit Application the provisions identified above and comments from agencies would be applicable.

Policy 5.4.4 Development Criteria in the Plan states:

5.4.4 Development Criteria

Councils shall consider the following development criteria when reviewing the compatibility and appropriateness of any new development or redevelopment, when considering amendments to the Zoning By-law and in considering, where applicable, the requirements for site plan control under Section 41 of the Planning Act:

1. *The provision of safe access onto or from a local or Town road or provincial highway.*
2. *Adequate access to, and provision of, off-street parking.*
3. *Barrier-free access to public and commercial buildings and the designation of parking spaces for physically challenged persons.*
4. *Access and maneuvering of emergency vehicles in providing protection to public and private properties.*

5. *The availability of municipal services and the cost of upgrading such services including water, sewage treatment facilities, fire and police protection, street lighting, roads and winter maintenance, waste disposal, community facilities and recreation.*
6. *Adequate grade drainage or storm water management and erosion control.*
7. *The screening, buffering or fencing of aesthetically displeasing or dangerous land uses or open storage. A buffer may be open space, a berm, a wall, a fence, plantings, a land use different from the conflicting uses but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose.*
8. *The provision of landscaping, the creation of privacy and/or open space areas around buildings and other uses, and the establishment of setbacks to maintain proper distance separation between new development and natural heritage sites, natural hazards and resource areas and development constraints such as noise and vibration.*
9. *Adequate exterior lighting for access and parking areas for public or private use such as in commercial, industrial, institutional and multiple residential development.*
10. *The control of signs and advertising such that they are in scale with the intended use and with surrounding uses.*
11. *Protection of the environment by avoiding air, soil or water pollution.*
12. *The preservation and protection, whenever possible, of street trees, street tree canopies and the urban forest.*
13. *The adequacy of school board facilities to accommodate new development or redevelopment and the provision or availability of school bussing.*
14. *Protection or enhancement of natural resource values.*
15. *Conserving cultural heritage resources.*
16. *The physical suitability of the land for the proposed use.*
17. *Safety and Security Criteria*

When reviewing development applications, ensure that safety and security measures are considered through such means as:

1. *sufficient lighting in spaces intended for public use after dark to support the kind of activities envisioned for that space;*
2. *signs and an overall pattern of development that supports users' sense of orientation and direction;*
3. *preservation of clear lines of sight for persons passing through the space;*
4. *attention to the proposed mix of uses and their proximity to each other to ensure they are complementary;*
5. *the routing and design of bicycle and pedestrian routes so that they are accessible to populated areas.*

Circulation to agencies:

Canada Post		
CAO		Plans do not appear to be concrete.
CRCA	No objection	
CBO		
Eastern Ontario Power		
Economic Development		Justification to redesignate from commercial to residential required.
Leeds Grenville EMS		
Fire Department	No comment	
LG Health Unit	No comment	
Police Department		
Water/Sewer		No objection to development. Will require engineered drawings for services, grading and drainage. Pumping station may be required depending on grade
Public Works	No comment	
Adjacent Property Owners	120m and lot posted	No comments. Two members of the public have inquired for clarification purposes.

Staff have concerns that the application has not provided planning rationale to amend the designation from Highway Commercial to Residential at this time. Consideration should be given to the comments outlined in the report as well as the application should clearly define the long term objective of the property.



Notice of Public Meeting
To Consider an Official Plan Amendment

TAKE NOTICE the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a meeting on **TUESDAY, MARCH 26, 2013** at 6:00 P.M. in the **COUNCIL CHAMBERS, TOWN OF GANANOQUE, 30 KING STREET EAST, GANANOQUE** to provide a recommendation to Council on the application below.

AND FURTHER TAKE NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Meeting on **TUESDAY, APRIL 2, 2013** at 6:00 P.M. in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET, GANANOQUE** to hear the following Official Plan Amendment:

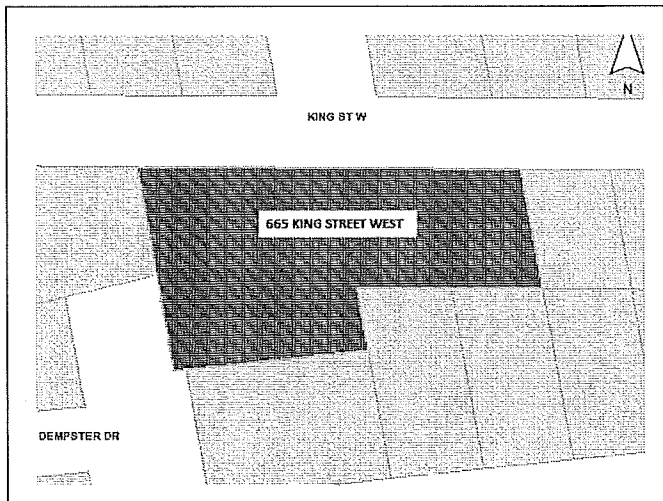
File No. OPA 1/2013	Applicant: RANDY GILL
	Owner: 1556022 ONTARIO INC.
The lands affected are described as: BLK Q, LOTS 37 TO 41 PT.1 PLAN 28R-3748 PLAN 86, TOWN OF GANANOQUE	
Municipally known as: 665 KING STREET WEST	
The purpose of the proposed Official Plan Amendment is: TO DESIGNATE THE PROPERTY FROM GATEWAY COMMERCIAL TO RESIDENTIAL	
The effect of the proposed Official Plan Amendment is: TO PERMIT THE DEVELOPMENT OF MULTI-RESIDENTIAL UNITS	

If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk at the Town of Gananoque, Box 100, 30 King Street East, Gananoque, ON K7G 2T6.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gananoque before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Town of Gananoque to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gananoque before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

ADDITIONAL INFORMATION relating to the proposed Official Plan Amendment is available for inspection at the Town of Gananoque Town Hall, 30 King Street East, Gananoque, ON K7G 2T6 during regular office hours.



DATED AT THE TOWN OF GANANOQUE
THIS 6th DAY OF MARCH, 2013.

Bonnie Dingwall, Clerk
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6
Telephone: (613) 382-2149
Fax: (613) 382-8587
E-mail: bdingwall@gananoque.ca

Key Map



No. OPA 1/2013

APPLICATION FOR OFFICIAL PLAN AMENDMENT
To amend the Official Plan under Sections 17 of the Planning Act

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Five copies of the most recent survey of the subject property
- Application fee in the amount of \$1,500 payable to the Town of Gananoque.
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies, if required.
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, etc.

Official Plan Amendments may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$550 (minor) or \$750 (major). The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: RANNEY GILL	Name of Property Owner (if different than applicant): 1556072 ONTARIO INC
Address: 665 KING ST W. GANANOQUE, ONT	Address: 184 TREELINE BLVD - BRAMPTON, ONT
Postal Code: K7G 2H3	Postal Code: L6P 1E8
Telephone: 613-382-9794	Telephone: 905-794-2280
E-mail:	E-mail:

Street or Property Address (if applicable): 665 KING ST W, GANANOQUE, ONT			
Legal Description:			
Frontage: 250	Depth: IRREG.	Area: .9 ACRE	Area (hectares/acres):

POLICY – EXISTING – The proposed amendment <input type="checkbox"/> Changes <input type="checkbox"/> Replaces <input type="checkbox"/> Deletes a policy in the Official Plan
Name/description of affected policy: HIGHWAY COMMERCIAL

POLICY – ADDITION – The proposed amendment adds the following policy to the official plan if applicable (add additional sheet if further space is needed)
RESIDENTIAL / MULTI UNITS 24 to 30 Units

PURPOSE – If the proposed amendment changes, replaces, deletes or adds a policy, state the purpose of the proposed official plan amendment:

TO CREAT RESIDENTIAL/MULTI UNITS.

Current Designation – State current designation of the subject land in the official plan (if applicable):

COMMERCIAL POLICY DESIGNATIONS

State current land uses authorized by the official plan designation:

HIGHWAY COMMERCIAL

Effect of Proposed Amendment on Designation – State current designation of the subject land in the official plan (if applicable):
 The proposed amendment Changes Replaces a policy in the Official Plan

Name the designation affected: HIGHWAY COMMERCIAL POLICY

Land Use – State the land uses that would be authorized by the proposed amendment:

RESIDENTIAL

Other Concurrent Applications:

<input type="checkbox"/> Condominium Approval	<input type="checkbox"/> Consent Approval	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Site Plan Approval	<input type="checkbox"/> Subdivision Approval	<input type="checkbox"/> Zoning By-law Amendment
---	---	---	--	---	---	--

Text – Proposed Amendment – State the text of the proposed amendment if a policy in the Official Plan is being changes, replaced or deleted, or if a policy is being added to the official plan (add additional sheet if further space is needed).

FROM HIGHWAY COMMERCIAL TO RESIDENTIAL

Where the proposed amendment changes or replaces a schedule in the Official Plan, attach the proposed schedule and th text that accompanies the schedule.

Other Information: Any other information that may be useful in reviewing this application? If so, explain below:

THE WEST END IS MORE RESIDENTIAL AND THIS WILL FIT IN NICELY WITH OTHER RESIDENTIAL HOUSES SURROUNDING THE PROPERTY.

AUTHORIZATION BY OWNER

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize

RANDY GILL (print) to be the applicant in the submission of this application.

Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.



Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

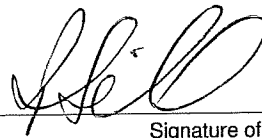
I, RANDY GILL of the TOWN of GANANOQUE in the COUNTY of LEEDS AND GRENVILLE solemnly declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

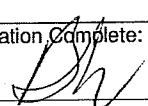
Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

Declared before me at the Town of Gananoque in the Province of Ontario this 5th day of March, 2013

Brenda Jessie Gauntlett/Guy, A Commissioner, etc.
Province of Ontario, in the Corporation of the Town of Gananoque
Signature of a Commissioner, etc



Signature of Applicant

Office Use Only:		Roll No: <u>010 11600</u>
Current Official Plan Designation: <u>Gateway Commercial</u>	Proposed Official Plan Designation: <u>Residential</u>	Other: _____
Date of Submission	Application Complete:  Signature	Date <u>March 5 / 2013</u>

For additional details on the application process please contact:
Brenda Guy, Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126

Fax: (613) 382-8587

E-mail: bguy@gananoque.ca



140 Garden Street, Unit 5, Gananoque, Ontario K7G 1H9

February 28, 2013

Town of Gananoque
30 King Street East
P. O. Box 100
Gananoque, Ontario
K7G 2T6

BY FAX ALONE TO 382-8587

Attention: Brenda Guy

Re: Application for Official Plan Amendment
665 King Street West
Applicant: 1556022 Ontario Inc. (Randy Gill)

The applicant has asked that I write to you with respect to his submissions in support of his application to amend the official plan. By way of background, the current use is an 18 unit motel that operates as the Ganroc Motel. The area is currently designated as highway commercial. Over time the tendency in Town is for the newer commercial development to be on the east end of King Street and for new development on the west end of King Street to more likely be residential in nature, such as the area around Garfield Street. Mr. Gill would like to have the property designated as Residential (Schedule B) under the Official Plan. If permitted, then his plan would be to redevelop the property as multi unit residential rental property. The Town has an extremely low vacancy rate for rental property and Mr. Gill feels that a redevelopment will meet a need in the Town for residential rental accommodation. There appears to be no corresponding shortage in motel or hotel accommodation in Town.

In support of his application from a Planning point of view, he would like to make the following submissions in support of his application:

Under s. 3.2.2.8 the Official Plan would allow for higher density residential developments on arterial roads

Under s. 3.2.2.8 of the Official Plan the Town has a goal of maintaining a minimum 10 year supply of residentially designated land. The amendment applied for would increase the amount of residentially designated land

In terms of Development Criteria there is adequate access to the property on an arterial road. Municipal Services are already in place to service the property. A change in use to multi unit residential will not result in an increased load on services and may actually result in a lower traffic flow in and out of the property.

The current motel is approximately 60 years old and somewhat dated. New residential construction will improve the neighbourhood and blend in with the existing residential uses near Garfield Street.

In terms of the Development Criteria under s. 5.4.4 of the Official Plan, the property would seem to meet these criteria.

There is adequate access from King Street

There is room on the property for adequate parking and any new development would have to meet current bylaws for the number of parking spaces.

There will be no issues with access to the property by emergency vehicles.

All municipal services are already in place to service the property.

There is adequate drainage on the property.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael R. Eyolfson', with a stylized flourish at the end.

Michael R. Eyolfson
ME/me

JUSTIFICATIONS FROM COMMERCIAL TO RESIDENTIAL

1. To make affordable housing for all ages. (young families, seniors, and etc.)
2. Enhance the look of the neighbourhood from old to new (from a 60 year old motel to brand new townhouses.
3. Trying to make the property blend in with other properties (like the great looking houses on Garfield and houses across from my property
4. Making it more curb appealing will appreciate not only my property but the surrounding properties. (out with the old and in with the new)
5. The west side of Gananoque is all quiet and can be made more quieter for the neighbours surrounding my property. (more residential houses in around my property than commercial properties around my property.
6. This will also put less stress on the town's services water and sewage and increase revenue for the town in more property tax dollars.
7. Also by demolishing one motel it will increase more revenue for other motels and allow the to increase their bottom line and add more jobs or put more money into their establishments and therefore trying to make a difference in the overall economy. (decrease the employment rate)
8. Beautifying the Town
9. Increasing the safety of neighbours by putting more residential dwelling as posed to a commercial property. (example when my motel is full with all 18 rooms gone the traffic in and out of my property is at lease 2 times a car coming in and out of my property. That puts the count to at least 36 times a car comes in and out of my property which there is a big safety concern because there is a side walk across my driveway for neighbour to stroll in the area. If I put houses the say the residents have 2 cars per house we are may be talking maximum 15 to 16 times a car coming out of this property or 2 times per house. Reduces traffic flow for a quiet area.
10. My property has 1 driveway that is operational and has a second driveway that is not operational but was there and can be used if I wanted so with this project I will be only increasing by 2 more entrances for a total of 4 Driveways. Which again the driveways will be that they do not need to back out onto Hwy 2. The driveways will be made in a way that the cars can turn around and face the road. The safety will not be scarified.
11. Giving a town a brand new look with this project.