

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

March 4th, 2015

Dear Mayor Demchuk:

My wife and I attended a recent meeting at which CaraCo presented their modified proposal for the South Street site. We have also seen the information provided by the Gananoque Neighborhood Association regarding the compatibility of the proposed development with the Lower Town Study (a study that was endorsed by Council) and the many zoning violations entailed by the CaraCo Plan.

We strongly urge Council to reject the modified CaraCo proposal. Many compelling reasons could be given including its incompatibility with zoning bylaws. But in our view the two overriding reasons for not approving the plan are these:

(1) The massive size of the proposed development is completely incompatible with the Lower Town Study. It will forever alter the character not only of South Street but of the South Ward surrounding it, isolating the district by a massive 6-9 story building from its water front. Gananoque's reputation as a lovely tourist town, which is important to its livelihood, will be permanently diminished.

(2) The proposed building will crowd and overpower the Thousand Islands Playhouse. Deep shadow will encroach over the theater and its grounds commencing in the afternoon. The playhouse brings 50,000 visitors to Gananoque every summer. Their economic stimulus is important to local businesses. The deleterious effect of proposed development on the viability of the Thousand Islands Playhouse festival is sufficient reason alone for rejection of the proposed development.

We believe that a suitable proposal for South Street should include buildings of appropriate design and scale that do not overwhelm the development site. The site plan should be compatible with Gananoque's unique character and enhance the experience of attending the Thousand Islands Playhouse.

Yours respectfully,



Larry E. Roberts  
565 Charles Street South  
Gananoque

CC Members of Council