

# PLANNING LETTER

## 129 SOUTH STREET

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September 7, 2018

**Ms. Brenda Guy**  
Manager of Community Development  
Town of Gananoque  
30 King Street East  
Gananoque, ON K7G2T6

Via e-mail: bguy@gananoque.ca

**RE: Stone and South Condominium**  
**101, 129, 165 and 171 South Street, Town of Gananoque**

Dear Ms. Guy,

I am writing on behalf of Stone & South Condominiums regarding their approved development at the above noted address. This letter and the accompanying studies and plans are being submitted in support of a request to modify Schedule 'C' Approved Drawings of the Development Permit Agreement.

It is proposed to modify the development by reducing the size of the east building. The west building will remain unchanged. Essentially, the east building has been redesigned to remove all units facing South Street. The result is a smaller building footprint, a decrease in the number of units from 125 to 70, a reduction in lot coverage from 30.7 to 27.6 percent and an increase in the setback of the east building from South Street to 13.9 metres.

We submit these newly modified Schedule 'C' Drawings for review with this letter. These plans are:

- / A100 Site Plan April 26, 2018; issued September 4, 2018
- / A101 P2 April 26, 2018; issued September 4, 2018
- / A102 P1 April 26, 2018; issued September 4, 2018
- / A103 Ground Floor Plan April 26, 2018; issued September 4, 2018
- / A104 2nd Floor Plan April 26, 2018; issued September 4, 2018
- / A105 3rd-5th Floor Plan April 26, 2018; issued September 4, 2018
- / A106 6th Floor Plan April 26, 2018; issued September 4, 2018
- / DP201 Exterior Elevations I April 26, 2018; issued September 4, 2018
- / DP202 Exterior Elevations II April 26, 2018; issued September 4, 2018
- / L1 Site Landscape Plan: Phase One April 26, 2018
- / L2 Site Landscape Plan: Phase Two April 26, 2018
- / L3 Site Details April 26, 2018

The following studies are submitted in support of this application:

- / Heritage Impact Assessment, prepared by Golder Associates Ltd., May 2018
- / Traffic Impact Study Update, prepared by WSP, June 27, 2018

In addition to the above plans, to assist the Town in reviewing the requested modifications, renderings of the modified buildings from South Street and from the lake have been prepared by Chamberlain Architects. The renderings are a visual illustration of the design elements being maintained. The modifications proposed do not significantly change the exterior design elements of the development and maintain the overall approved site plan layout.

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Along with the drawings, studies and renderings (and previously submitted planning rationales), please note the following information to assist the Town in its review.

#### **Initial development application (June 2014)**

- / Submitted in June of 2014
- / Six storey condominium building proposed
- / Supporting documents submitted: Planning Rationale, Heritage Impact Study, Urban Design Rationale, Transportation Impact Study, Site Servicing Analysis, Preliminary Landscape Plan, Stage 1 Archaeological Assessment, Environmental Site Evaluation, Slope Erosion Assessment, Phase 1 Environmental Site Assessment and Wave Uprush Analysis
- / Presented to Planning Committee July 2, 2014
- / Presented to Council on July 8, 2014
- / Council approval subject to conditions, including the following:

*“That the applicant re-design the structure to address public opinion, the architectural character and uniqueness of the Lowertown in particular with respect to the viewscape; the long uninterrupted facade; The Town’s relevant by-laws; the Lowertown Study and the Official Plan; and that the re-design be presented at a public meeting to facilitate public feedback.”*

#### **Redesigned Buildings (November 2014)**

- / Building redesign submitted November, 2014
- / Newly redesigned development addressed the conditions of approval
- / Building changes included:
  - Change from one building to two
  - Increased viewscape from South Street to the river
  - Reduction in lot coverage
  - Greater setback from the road for the eastern building
  - Traditional architectural treatment
  - Fewer variances from the Development Permit by-law
- / Council approved the development permit

#### **Development Permit Modification (February 2016)**

- / Modifications to Schedule ‘C’ Approved Drawings of the Development Permit Agreement were requested
- / The changes did not affect compliance with the Development Permit by-law
- / An updated traffic impact study prepared by MMM Group was submitted for review and was supported by the Town. The modified plans were provided by the Town to MTBA (architects) for review, and MTBA concluded that “the changes proposed are not significant enough to result in further negative impacts to the neighbourhood”.
- / The external design elements of the buildings were unchanged from the approved drawings
  - The updates represent:
    - a reduction in lot coverage (the approved drawings are under the maximum permitted in the parent by-law and the changes reduce this more)
    - an increase in the front yard setback (still greater than the minimum allowed in the parent by-law)
    - no change in the exterior side yard setback (relief approved by the Town)
    - an increase in the rear yard depth (a greater setback than the relief approved by the Town)
    - no change in the building height (relief approved by the Town)

- o a reduction in the amount of amenity space (still greater than the minimum required in the parent by-law)
  - o an increase in the number of parking spaces (still greater than the minimum required in the parent by-law)
- / Council approved the modified drawings

#### Development Permit Modification (May 2018)

- / Modifications to Schedule 'C' Approved Drawings of the Development Permit Agreement are requested
- / The changes do not affect compliance with the Development Permit by-law
- / The external design elements of the buildings are unchanged from the approved drawings
- / The updates represent changes to the eastern building exclusively:
  - a further reduction in lot coverage (the approved drawings are under the maximum permitted in the parent by-law and the changes reduce this more)
  - a reduction in the amount of amenity space (still greater than the minimum required in the parent by-law)
  - a decrease in the number of units
  - a decrease in the number of parking spaces (still greater than the minimum required in the parent by-law)
  - a separate entrance is now provided for underground parking below the East Building via an access drive along South Street on the eastern side of the building

#### Units/Density

The modified plans now show 41 units in the East Building, for a total of 70 between both buildings on the subject site.

#### Development Permit By-law Provisions

- / The following table provides a summary of the parent Development Permit By-law provisions and requirements, the 2016 modified design provisions, and the 2018 modified design provisions. In particular, the modified design results in changes to lot coverage, amenity space, and parking provisions. As noted above, the modified design does not affect compliance with the Development Permit by-law.

Relief has previously been granted to permit the following:

- / 14 metre relief from minimum exterior side yard setback (South Street)
- / 2.8 metre relief from maximum building height
- / Relief granted for visitor parking in the exterior side yard

Site Provisions	DP By-law	Modified Design (2016)		Modified Design (2018)	
	Required	Provided	Compliance	Provided	Compliance
Lot Area (min)	930 m <sup>2</sup>	7,254.4 m <sup>2</sup>	✓	7,254.4 m <sup>2</sup>	✓
Lot Coverage (max)	35%	30.7%	✓	27.6%	✓
Lot Frontage (min)	24 m	25 m	✓	25 m	✓
Front Yard Setback (min)	6 m	6.9 m	✓	6.9 m	✓

Exterior Side Yard Setback (min)	15 m	6.0 m (1 m from projected balcony)	✓	13.9 m	✓
Interior Side Yard (min)	1.2 m	N/A	N/A	N/A	N/A
Rear Yard Depth (min)	6.5 m	4.5m	✓	4.5 m	✓
Building Height (max)	20.0 m	22.8 m	✓	22.8 m	✓
Flood plain setback	6.0 m	6.0 m	✓	6.0 m	✓
Amenity Space	20 m <sup>2</sup> /unit 2,500 m <sup>2</sup> (2016 design) 820m <sup>2</sup> (2018 design)	3,550m <sup>2</sup>	✓	8,079.9 m <sup>2</sup>	✓
Parking	1.25 space/unit 157 spaces (2016 design) 87 spaces (2018 design)	172 spaces	✓	96 spaces	✓

I trust that the Town of Gananoque has sufficient information to review the proposed modifications to Schedule 'C' Approved Drawings of the Development Permit Agreement. Please confirm the process to move forward, including a schedule for the proposed modifications to be reviewed by the Town's Planning Advisory Committee and Council.

Please do not hesitate to contact me should you require further information or clarification.

Yours truly,



Margo Watson, MCIP, RPP  
Director Planning + Policy  
Fotenn Consultants Inc.

cc. Ken Dantzer, Stone and South Condominiums

Attach.