



COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE  
MEETING JUNE 5, 2014 @ 6:00 PM

**A G E N D A**

LOCATION: GANANOQUE EMERGENCY SERVICES BUILDNG, 340 HERBERT STREET, GANANOQUE

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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 April 22, 2014
- D) DEVELOPMENT PERMIT:
  - ✦ DP2014/01 Clarence Street Developments  
15 Clarence Street, 60 Mill Street, 185 Mill Street, Vacant Land
- E) CONTINUING BUSINESS/NEW BUSINESS:
  - ✦ Update from April 22, 2014
- F) PUBLIC QUESTION PERIOD
- G) ADJOURN:
- H) Next regular meeting of COA/PAC is scheduled for June 24, 2014 at 6 p.m.

The Corporation of the Town of Gananoque  
COA/PAC MINUTES OF APRIL 22, 2014 @ 6:00 PM

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**Members Present:**

Jonathan Allen, Sheila Burtch, Councillor Joe Jansen,  
Nicole St. Onge

**Members Absent:**

Chair Chuck Marquardt, Heather Gallacher,  
Councillor Jeff Girling

**Staff Present:**

Brenda Guy, Manager of Community Development

Vice Chair Jonathon Allen chaired the meeting

**WELCOME**

**MINUTES OF PREVIOUS MEETING:**

**MOTION NO. 2014-04**

Moved by: Nicole St. Onge

Seconded by: Jonathan Allen

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated January 28, 2014 as amended.

- CARRIED

**A) HEALTH, SAFETY & WELLNESS:**

**B) DECLARATION OF PECUNIARY INTERESTS:**

**C) SIGN MINOR VARIANCE:**

- ↓ SMV1/2014 Clarence Street Developments  
79-81 King Street east

Applicants are seeking exemption from the Sign Bylaw to Special Sign Zone on the width of the sign band and sign graphic. The sign will be temporary for a period of 8 months.

**MOTION NO. 2014-05**

Moved by: Jonathan Allen

Seconded by: Joe Jansen

THAT Planning Advisory Committee/Committee of Adjustment approves Sign Minor Variance 1/14 Clarence Street Developments for 79-81 King Street East for a maximum of 8 months ending January 31, 2015 provided a sign permit is obtained and provided the sign is within the area of the second floor only and the width no wider than the outside of the existing windows.

- CARRIED

- ↓ SMV2/2014 Clarence Street Developments  
15 Clarence Street

Applicants are seeking exemption from the Sign Bylaw to Commercial/Industrial signage on the size of the sign. Maximum size is 16 sq.m. The sign will be temporary for a period of 8 months and will replace the existing sign on the building.

**MOTION NO. 2014-05**

Moved by: Joe Jansen

Seconded by: Jeff Girling

THAT Planning Advisory Committee/Committee of Adjustment approves Sign Minor Variance 2/14 Clarence Street Developments

COA/PAC COMMITTEE MEETING OF April 22, 2014

for 15 Clarence Street for a maximum of 8 months ending January 31, 2015 provided a sign permit is obtained.

- CARRIED

D) CONTINUING BUSINESS/CORRESPONDENCE:

↓ January 28, 2014 Minutes  
Consent application was approved and no appeals received.

E) NEW BUSINESS: None

F) PUBLIC QUESTION PERIOD:

G) ADJOURN

MOTION NO. 2013-07

Moved by: Jonathan Allen

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

Jane Almond  
Planning Consultant

**DATE:** Friday, May-30-14

**SUBJECT:** DP2014/01 – RIVERSTONE  
CLARENCE STREET DEVELOPMENTS  
CLASS 3

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### **Background:**

**Property:** 15 CLARENCE STREET  
60 MILL STREET  
185 MILL STREET  
VACANT LAND

**Legal Desc:** LOT 589, 593, 597, 599, 1015, PART LOT 1014, 1017-1019, LOT 1020  
PLAN 86, PARTS 1-3, 6-14, PLAN 28R-12158 PARTS 7-14, PLAN 28R-  
11463, PART MILL STREET.  
TOWN OF GANANOQUE

**Acreage:** 3.53 ACRES

**Lot Coverage:** 75% MAXIMUM LOT COVERAGE (NON-RESIDENTIAL)  
35% MAXIMUM LOT COVERAGE (RESIDENTIAL)

**Official Plan:** LOWERTOWN

**DP Designation:** LOWERTOWN MIXED USE

Jane Almond, MCIP, RPP was retained to assist the Manager of Community Development with the campus style development. Ms. Almond was one of the consultants who undertook the Town's Official Plan and Development Permit Bylaw. Additionally, she will be in attendance at the Planning Advisory Committee meeting and Council meeting.

Any further comments received by agencies will be noted at the meeting.

Formal circulation was issued to all agencies, property owners within 120m of the subject area and all documentation and background studies have been posted on the Town's website.

Additionally, all information has been made available at the Town Hall for reviewing during business hours.

It is our recommendation that the Planning Advisory Committee recommend to Council to approve the application and require the following conditions to be included in the Development Permit:

1. That the following technical reports be finalized and approved by the relevant agency(ies) these reports include:
  - a. Environmental Impact Study
  - b. Record of Site Condition(s)
  - c. Phase II Archaeological Study
2. That the section of Mill Street through the development be upgraded to municipal standards and that the section through the campus be designated as one-way.
3. That the alley identified on the enclosed site plan be upgraded to the Town's satisfaction.
4. That an easement for the public pathway be obtained from the abutting property.
5. That the recommendations of the Heritage Impact Statement Peer Review be referred to the Gananoque Heritage Committee.

THE CORPORATION OF THE TOWN OF  

**GANANOQUE**  
*Canadian Gateway to the 1000 Islands*

**DEVELOPMENT PERMIT APPLICATION**

File No. **DP2014-01**

OWNER: **TOWN OF GANANOQUE  
 CLARENCE STREET DEVELOPMENTS**

The property municipally and legally described as  
**60 MILL STREET, 185 MILL STREET, 15 CLARENCE STREET**  
 Lot 589, 591, 593, 595, 597, 599, 1015, 1016, Pt. Lot 1014, 1017-1019, 1021, Lot 1020 Plan 86, Pts. 1-3, 6-14 Plan 28R-12158 Pts. 7-14 Plan 28R-11463, Pt. Mill Street  
**TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to  
**REPURPOSE FOUR EXISTING BUILDINGS TO RESIDENTIAL AND COMMERCIAL, CONSTRUCT A FIVE-STOREY RESIDENTIAL CONDOMINIUM AND TOWNHOUSES**

Circulation:	<input type="checkbox"/> Bell Canada	Town of Gananoque
	<input type="checkbox"/> Canada Post	<input type="checkbox"/> Mayor and Council
	<input type="checkbox"/> Cataraqui Region Conservation Authority	<input type="checkbox"/> CAO
	<input type="checkbox"/> Cogeco	<input type="checkbox"/> Clerk
	<input type="checkbox"/> Eastern Ontario Catholic District School	<input type="checkbox"/> Chief Building Official
	<input type="checkbox"/> Eastern Ontario Power	<input type="checkbox"/> Director of Public Works
	<input type="checkbox"/> Hydro One	<input type="checkbox"/> Economic Development
	<input type="checkbox"/> Leeds, Grenville & District Health Unit	
	<input type="checkbox"/> Leeds Grenville EMS	<input type="checkbox"/> Fire
	<input type="checkbox"/> Ontario Municipal Property Assessment	<input type="checkbox"/> Police
	<input type="checkbox"/> Union Gas	<input type="checkbox"/> Public Works Supervisor
	<input type="checkbox"/> Upper Canada District School Board	<input type="checkbox"/> Utility Supervisor

Comment Deadline: **WEDNESDAY, JUNE 4, 2014**

Attached for your review is an application for a proposed Development Permit. If you have any comments/conditions that need to be addressed and/or fees or securities required, please forward them to the undersigned.

If you have any questions, please contact the undersigned.

No Comment

Comments

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Signature: \_\_\_\_\_

Brenda Guy, Manager of Community Development  
[bguy@gananoque.ca](mailto:bguy@gananoque.ca)  
 613 382-2149 ext.1126

30 King Street East  
 P.O. Box 100  
 Gananoque, Ontario  
 K7G 2T6  
 Phone: 613-382-2149  
 Fax: 613-382-8587  
[www.gananoque.ca](http://www.gananoque.ca)

**NOTICE OF MEETING**  
**Proposed Class III Development Permit**

**TAKE NOTICE** the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **THURSDAY, JUNE 5, 2014 at 6:00 P.M.** in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET**, 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, JUNE 17, 2014 at 6:00 P.M.** in the **EMERGENCY SERVICES BUILDING, 340 HERBERT STREET**, Gananoque to hear the following application to consider a Class III Development Permit:

File No. **DP2014-01**

**OWNER: TOWN OF GANANOQUE  
CLARENCE STREET DEVELOPMENTS**

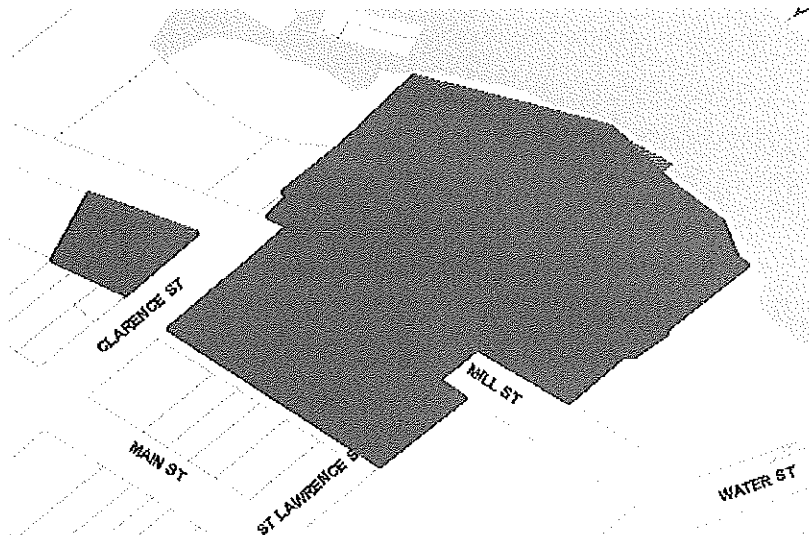
The property municipally and legally described as  
**60 MILL STREET, 185 MILL STREET, 15 CLARENCE STREET**  
Lot 589, 591, 593, 595, 597, 599, 1015, 1016, Pt. Lot 1014, 1017-1019, 1021, Lot 1020 Plan 86, Pts.1-3, 6-14 Plan 28R-12158 Pts.7-14 Plan 28R-11463, Pt. Mill Street  
**TOWN OF GANANOQUE**

has applied to the Town of Gananoque for a Development Permit to  
**REPURPOSE FOUR EXISTING BUILDINGS TO RESIDENTIAL AND COMMERCIAL, CONSTRUCT A FIVE-STOREY RESIDENTIAL CONDOMINIUM AND TOWNHOUSES**

Additional information in relation to the proposed development permit is available on the Town website ([www.gananoque.ca](http://www.gananoque.ca)) or between 8:30 am- 4:30 pm in the Administration Offices at 30 King St E, Gananoque, ON, or by calling 613 382-2149 ext. 1126.

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

**Note:** Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.



DATED this 23<sup>RD</sup> day MAY, 2014

  
Brenda Guy  
Manager of Community Development  
[bguy@gananoque.ca](mailto:bguy@gananoque.ca)  
613 382-2149 Ext.1126

30 King Street East  
P.O. Box 100  
Gananoque, Ontario  
K7G 2T6  
Phone: 613-382-2149  
Fax: 613-382-8587  
[www.gananoque.ca](http://www.gananoque.ca)



DP 20 14 / 01

**APPLICATION FOR DEVELOPMENT PERMIT APPROVAL**  
**Section 70.2 of the Planning Act, RSO 1990, as amended**

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- ✓ Complete application form signed including declaration of applicant.
- ✓ Copy of the deed of property or offer to purchase and sale
- ✓ Application fee payable to the Town of Gananoque:
  - Class I \$500
  - Class II \$1,500
  - Class III \$1,700
  - Amendment to Class I, Class II or Class III \$700
- ✓ Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies for a Class II or Class III
- ✓ Copy of the most recent survey of the subject property

**CONTACT INFORMATION**

Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: Clarence Street Developments Inc.	Complete Address including Postal Code: 540 College Street 2 <sup>nd</sup> Floor Toronto, ON M6G 1A6	Phone: 416.972.1682 Fax: 416.972.6251 E-mail: brett@jfbrennan.net
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner: Brennan Custom Homes Inc.	Complete Address including Postal Code: 540 College Street 2 <sup>nd</sup> Floor Toronto, ON M6G 1A6	Phone: 416.972.1682 Fax: 416.972.6251 E-mail: brett@jfbrennan.net
Engineer: Colin Jardine of: Eastern Engineering Group Inc.	Complete Address including Postal Code: 125 Stewart Blvd #212 Brockville, ON K6V 4W5	Phone: 613.345.0400 Fax: 613.345.0008 E-mail: cjardine@easteng.com
Ontario Land Surveyor: Grant Bennett of: R.G. Bennett Surveying Ltd.	Complete Address including Postal Code: 46 Wall Street Brockville, ON K6V 4S1	Phone: 613.498.0298 Fax: n/a E-mail: grant@rgbennett.com

Street or Property Address (if applicable):  
185 Mill Street; 15 Clarence Street; 60 Mill Street

**LEGAL DESCRIPTION (Development Lands Described in Schedule A)**

Lot: _____	Concession: _____	Part(s): _____	Plan: _____
Frontage: _____	Depth: _____	Area (sq.m): _____	Area (acres): _____



**SUBMISSION REQUIREMENTS**

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- ✓ **Site Plan(s)** including scaled accurate measurements of:
  - Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
  - Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
  - Dimensions and gross floor area of all building and structures to be erected;
  - Existing structures to be retained, removed or relocated;
  - Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
  - Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
  - Parking areas including number, size of spaces and dimensions
  - Access driveways including curbing and sidewalks
  - Proposed fire routes and fire route sign locations
  - Dimensions and locations of loading zones, waste receptacles and other storage spaces;
  - Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
  - Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
  - Location, type and size of any other significant features such as fencing, gates and walkways.
- ✓ **Drainage Plan(s)** including scaled accurate measurements of:
  - Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- ✓ **Landscape Plan(s)** including scaled accurate measurements of:
  - Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- ✓ **Site Servicing Plan(s)** including scaled accurate measurements of:
  - Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- ✓ **Grade Control and Drainage Plan(s)** including scale accurate measurements of:
  - Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
  - Location of any creeks, ravines or watercourses with elevations and contours;
  - Arrows indicating the proposed direction of flow of all surface water;
  - Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
  - Existing and/or proposed right-of-ways or easements
- ✓ **Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
  - Drawings that show plan, elevations and cross section views for each building or structure to be erected;
  - Conceptual design of building;
  - Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
  - Exterior design including character, scale, appearance and design features of the proposed building;
  - Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
  - Photographs of the subject land and abutting streetscape on both side of the street
- ✓ **Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

✓ Servicing options report	✓ Phase I Environmental Study and if investigation as required
○ Hydrogeological Study	○ Noise and/or vibration study
✓ Drainage and/or stormwater management report	○ Source Water protection study
* Environmental Impact Assessment for a natural heritage feature or area	○ MDS I or II calculation
✓ Archaeological Assessment	○ Minimum Separation distance calculation for an industrial use or a waste management facility
○ Influence area study for development in proximity to a waste management facility or industrial use	✓ Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
✓ Traffic Study	○ Vegetation Inventory and/or Tree Preservation Plan
✓ Heritage Resource Assessment	
○ Mine hazard rehabilitation assessment	

- ✓ **Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$\_\_\_\_\_. Clearance letter will be required by the Town.

<b>Existing Use(s): Commercial</b>	
Length of time the existing use of the subject lands have continued: 100+ years	
Has the property been designated as a Heritage Site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, provide the file number and the status of the application?	
<b>Proposed Use(s): Residential</b>	
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed? The proposed use of the development is permitted within the development permit by-law subject to site remediation and filing of Record of Site Condition. A Phase I and Phase II Environmental Site Assessment have been completed for the described lands and the Owner has entered into a Risk Assessment process with the M.O.E to obtain R.S.C.	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.	
Abutting Land Use(s):	
Commercial—Brennan Marine & Boat Line properties	
Is the Development to be phase?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
What is the anticipated date of construction?	August 2015
Is the land to be divided in the future?	Development includes freehold townhomes
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>Plan Details:</b>			
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area:  _____ (sq.m)	Building Coverage:  _____ (%)  _____ (sq.m)	Landscape Coverage:  _____ (%)  _____ (sq.m)
Building Height: *Varies* As noted below _____	No. of Storeys: _____	No. of Units: _____	Method of Garbage Storage: _____
Parking Surface: Existing: <u>0</u> Proposed: <u>128</u>	Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces:  2	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

<b>Heritage Tourist Inn/Bed and Breakfast:</b>			
Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			

EXISTING BUILDINGS:		Stone Building	Brick Building	Textron Building
Type of Structure		Masonry & Wood Frame	Masonry & Wood Frame	Concrete
Date Constructed:		1871	1895	1912
Front Line Setback:		39.8m	16.83m	9.93m
Rear Lot Line Setback:		55.54m	13.54m	18.03m
Side Lot Line Setback:		n/a	10.56m	11.21m
Building to Building Setback:		6.63m	n/a	7.33m
Building to Building Setback:		7.83m	7.83m	n/a
Height:		11.72m	12.94m	14.78m
Dimensions:		29.97m x 12.80m	46.02m x 15.47m	50.24m x 15.45m
Floor Area:		383.68 sq.m.	1898.19sq.m.	3145sq.m.
PROPOSED BUILDINGS:		New Townhomes	New Condo Building	
Type of Structure:		Wood Frame	Wood Frame	
Proposed Date of Construction:		Fall 2015	T.B.D.	
Front Line Setback:		0.91m	9.91m	
Rear Lot Line Setback:		0.91m	9.97m	
Side Lot Line Setback:		7.40m	6.56m	
Side Lot Line Setback:		7.73m	n/a	
Building to Building Setback:			6.63m	
Height:		8.57m	16.31m	
Dimensions:		28.79m x 12.23m	41.61m x 35.66m	
Floor Area:		721.67sq.m.	5439.38sq.m.	

Attached Additional Page, if

<b>Access:</b>			
<input checked="" type="checkbox"/> Municipal Street	<input type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Existing Right-of-way	<input type="checkbox"/> Other _____
Name of Street/Road: Mill Street			
Entrance Approvals and Permit Number(s):			
If the application will result in the creation of a new private road, a request for street naming will have to be submitted in conjunction with this application, to be approved by Council.			
<b>Water Access</b> (where access to the subject land is by water only)			
Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land	_____	distance from subject land	_____
distance from nearest public road	_____	distance from nearest public road	_____
<b>Services:</b>			
<input checked="" type="checkbox"/> Municipal Water and Sewer	<input type="checkbox"/> Municipal Water & Private Sewage	<input type="checkbox"/> Private Well and Municipal Sewage	<input type="checkbox"/> Private Well and Private Sewage
Water and Sewer Hook-up Approvals and Permit Number(s): T.B.D.			

**AUTHORIZATION BY OWNER**

I/We, the undersigned being the owner(s) of the subject land of this application for a consent, hereby authorize \_\_\_\_\_ (print name) 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 purposes of conducting a site inspection with respect to the attached application.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Witness(not applicant)

\_\_\_\_\_  
Date

**CONSENT BY OWNER**

Complete the consent of the owner concerning personal information set out below.

I/We, Clarence Street Developments Inc., am/are the registered owner(s) of the land that is the subject of this application for Development Purposes and for purposes of the Municipal Freedom of Information and Protection of Privacy Act. I/We hereby authorize the use, or disclosure, to any person or public body, of any personal information collected under the authority of the Planning Act of the purpose of processing this application.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

**DECLARATION OF APPLICANT**

I, Clarence Street Developments Inc. of the city Toronto in the province of Ontario solemnly declare that:

I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

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.

All of the above statements contained in the application 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 and by virtue of The Canada Evidence Act.

Declared/Sworn before me at Toronto, ON  
this 7th day of April, 20 14.

\_\_\_\_\_  
Signature of a Commissioner, etc

\_\_\_\_\_  
Signature of Applicant

<b>Office Use Only:</b>		Roll No: <u>010 01500/01501/01603</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown - Mixed</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/Severance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Subdivision Approval
Date Application Received: <u>April 7/2014</u>	Date Application Deemed Complete: <u>May 23/2014</u>	Fees Received: <u>\$1700 + \$2000 dep.</u>

## Schedule A – Description of Lands

**Municipal Address: 185 Mill Street**

**Frontage (approximate):** 250' Mill Street (51,563 square feet)

**Legal Description:** Lot 1020, part of lots 1021, 1017, 1018, 1019, W Gananoque River, Plan 86 as in G7817, Part of the Bed of the Gananoque River in Leeds County, Plan 86, Part of the Canal Reserve, W Gananoque River, Plan 86, Gananoque.

**Municipal Address: 15 Clarence Street**

**Frontage (approximate):** 170' Clarence Street, 60' Mill Street

**Depth (approximate):** 374', Irregular 2.11 acres in size

**Legal Description:** Lot 1015 West of the Gananoque River, 1016 West of the Gananoque River Plan 86; Part Lot 1017 West of the Gananoque River, Part of Lot 1018 West of the Gananoque River, Part of Lot 1019 West of the Gananoque River, 589 West of the Gananoque River, 591 West of the Gananoque River, 593 West of the Gananoque River, 595 West of the Gananoque River Plan 86; Part of Mill Street, St. Lawrence Street Plan 86 Closed by GA8108; Part of the Canal Reserve West of the Gananoque River Plan 86; Part of the Bed of the Gananoque River lying in front of part of Lot 1016, Lot 1017, Lot 1018 and Part of Lot 1019 in Leeds County Plan 86 being Parts 7 to 14 Plan 28R-11463 except Part 1 on Plan 28R-11399 T/W LR322186 & LR350449; Gananoque

**Municipal Address: 60 Mill Street**

**Frontage (approximate):** 116' Clarence Street, 113' Mill Street (7,873 square feet)

**Legal Description:** Lot 597 West of the Gananoque River Plan 86; Part Lot 598 West of the Gananoque River, 599 West of the Gananoque River Plan 86; Part of Clarence Street Plan 86 being Part 1 on Plan 28R-11463; S/T LR322186





BRENNAN  
CONSULTING

CLARENCE STREET  
DIAMETER STUDY

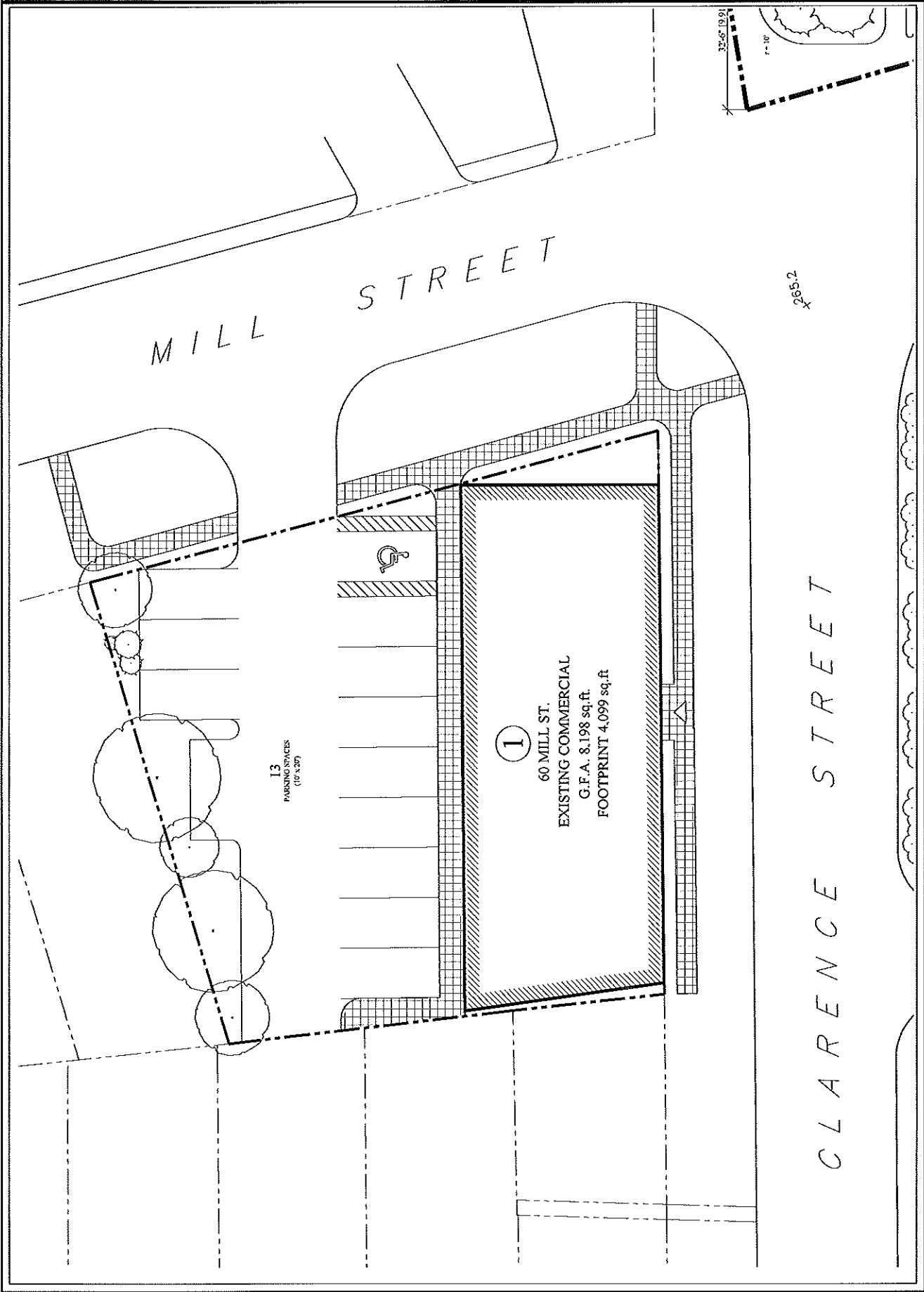
Project Name	60 MILL STREET COMMERCIAL
Client	
Site Address	
City	
County	
State	
Project No.	
Scale	
Date	
Drawn By	
Checked By	
Approved By	

60 MILL STREET  
COMMERCIAL

SITE PLAN

DATE	NOV 11 2011
SCALE	AS SHOWN
PROJECT	60 MILL STREET COMMERCIAL
DATE	NOV 11 2011
SCALE	AS SHOWN
PROJECT	60 MILL STREET COMMERCIAL

A-1



MILL STREET

CLARENCE STREET

13  
PARKING SPACES  
(19' x 30')

①  
60 MILL ST.  
EXISTING COMMERCIAL  
G.F.A. 8,198 sq. ft.  
FOOTPRINT 4,099 sq. ft.

32'-05" (9.91)

1'-10"

2'-85/2



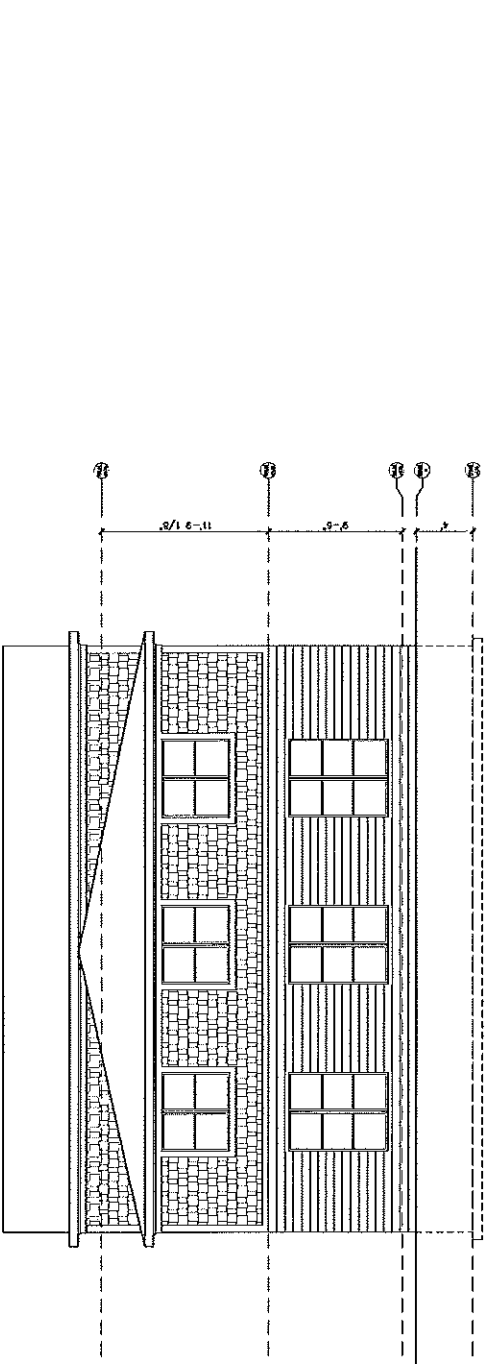
Architect	BRENNAN CUSTOM DESIGNS, INC.
Client	CLARENCE STREET DEVELOPMENT, INC.
Project Name	60 MILL STREET COMMERCIAL
Address	60 MILL STREET, NEWTON, MA 02459
Scale	AS SHOWN
Date	08/14/12
Drawn By	JK
Checked By	JK
Project No.	12-001

60 MILL STREET  
COMMERCIAL

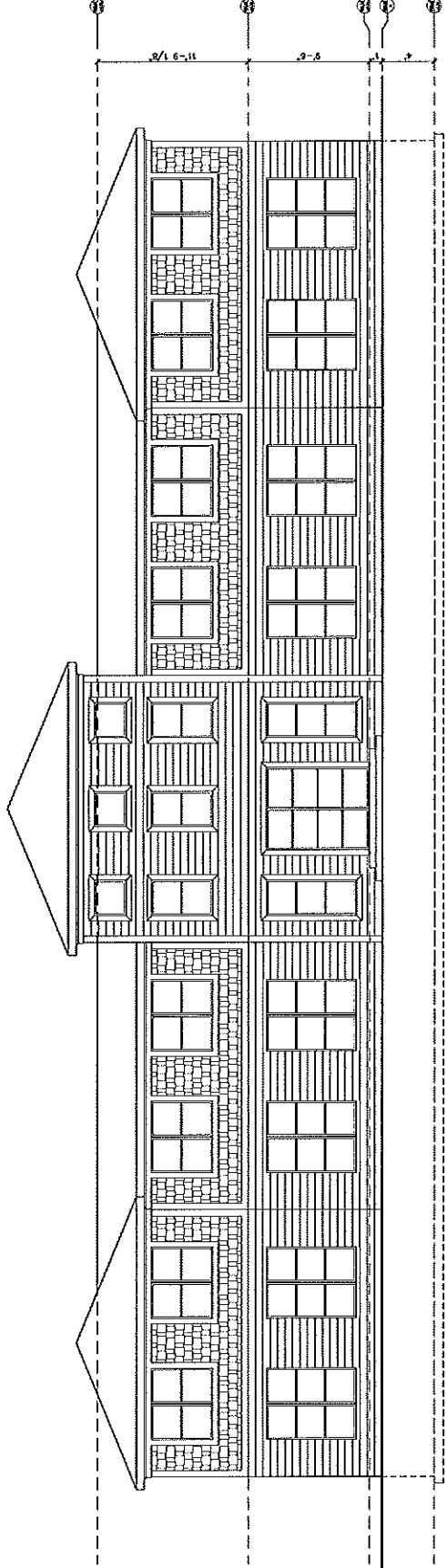
ELEVATIONS

DATE	DESCRIPTION
08/14/12	ISSUED FOR PERMIT
08/14/12	ISSUED FOR CONSTRUCTION
08/14/12	ISSUED FOR RECORD

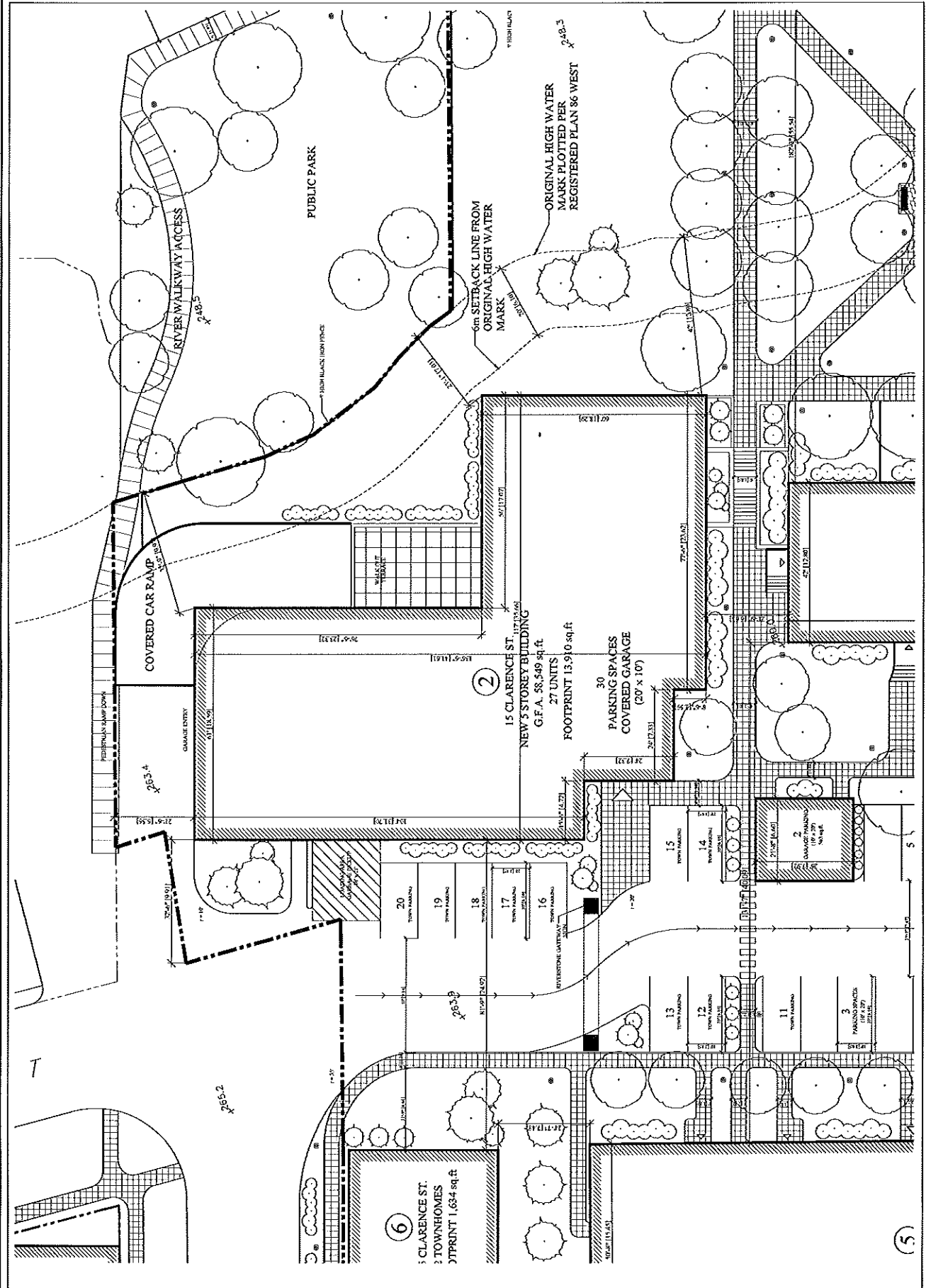
A-4



**MILL STREET ELEVATION**



**CLARENCE STREET ELEVATION**



NO.	REVISION	DATE	BY	CHKD.
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3	ISSUED FOR PERMIT	10/15/11	MM	MM
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50	ISSUED FOR PERMIT	10/15/11	MM	MM

BRENNAN  
CONSULTANTS

CLARENCE STREET  
DEVELOPMENT INC.

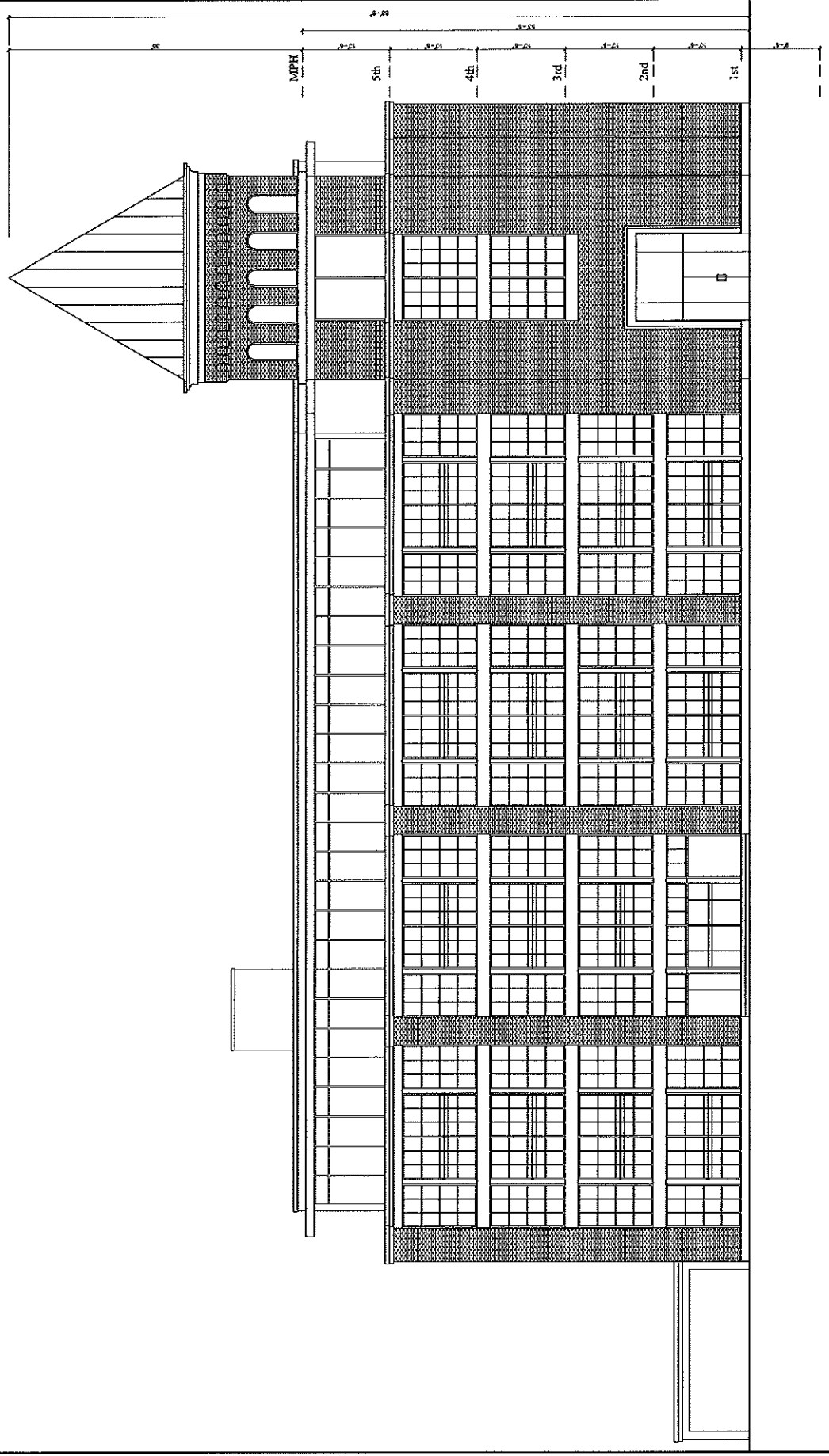
Client: Clarence Street Development Inc.	Scale: 1/8" = 1'-0"
Project: Clarence Street Development	Date: 10/15/12
Location: 15 Clarence Street, Toronto, ON	Sheet: A-6
Drawn: [Name]	Checked: [Name]
Approved: [Name]	Project No: [Number]

15 CLARENCE ST.  
NEW CONDO  
BUILDING

WEST ELEVATION

NO.:	DATE:	BY:

A-6



BRENNAN  
CUSTOM HOMES INC.

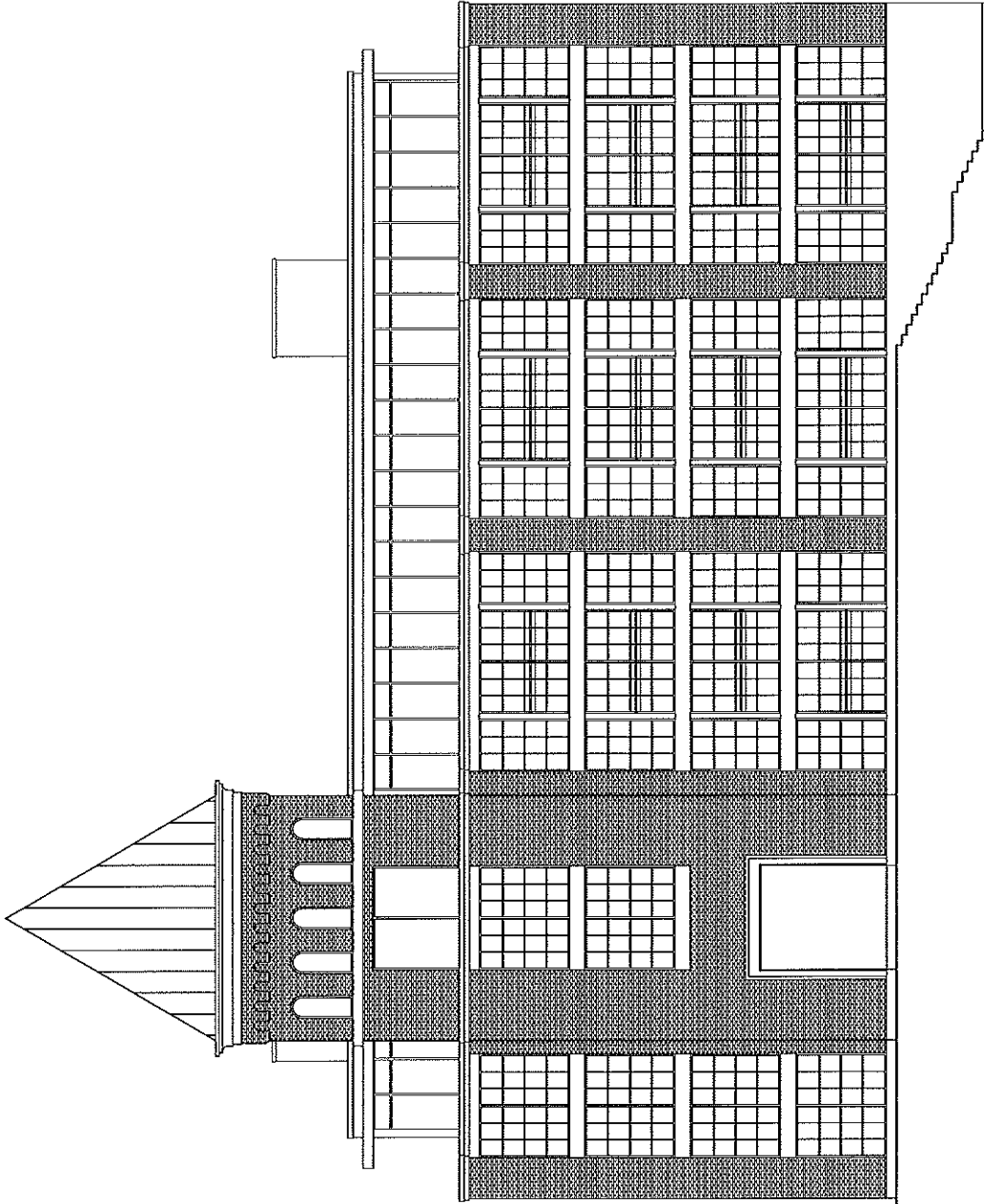
CLARENCE STREET  
DEVELOPMENTS INC.

Project Name	15 CLARENCE ST.
Client	CLARENCE STREET DEVELOPMENTS INC.
Architect	BRENNAN CUSTOM HOMES INC.
Contract No.	
Scale	
Date	
Drawn By	
Checked By	
Approved By	
Notes	

15 CLARENCE ST.  
NEW CONDO  
BUILDING

SOUTH ELEVATION

Sheet No.	A-7
Scale	
Date	
Drawn By	
Checked By	
Approved By	



MPH

5

4

3

2

1

BRENNAN  
CONSTRUCTION

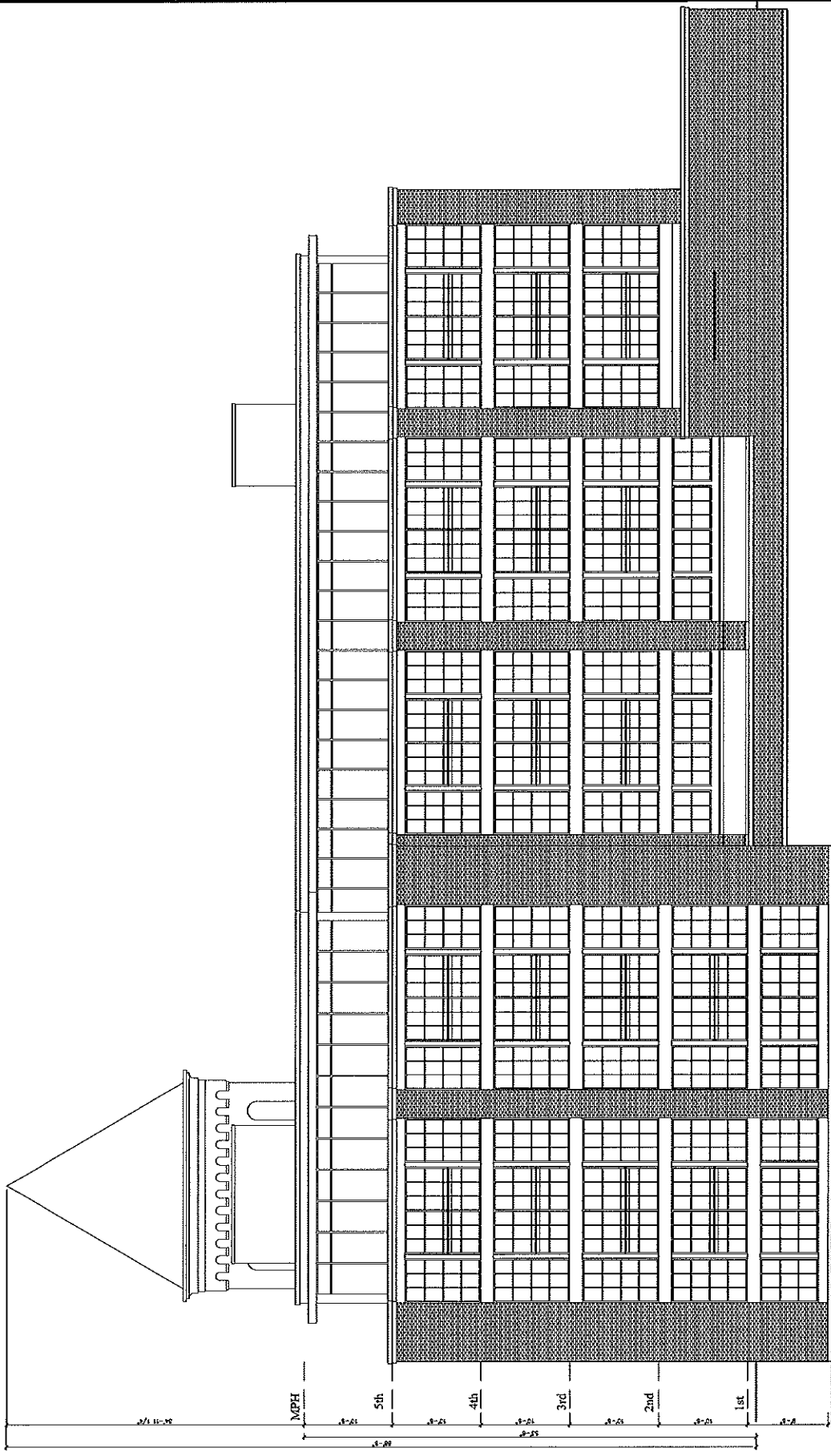
CLARENCE STREET  
DEVELOPMENTS INC.

Project Name	15 CLARENCE ST. NEW CONDO BUILDING
Client	CLARENCE STREET DEVELOPMENTS INC.
Architect	ARCHITECT FIRM
Engineer	ENGINEER FIRM
Contractor	BRENNAN CONSTRUCTION
Scale	AS SHOWN
Date	DATE

15 CLARENCE ST.  
NEW CONDO  
BUILDING

EAST ELEVATION

Sheet No.	A-8
Scale	AS SHOWN
Date	DATE



MPH  
5th  
4th  
3rd  
2nd  
1st

BRENNAN  
CONSULTANTS INC.

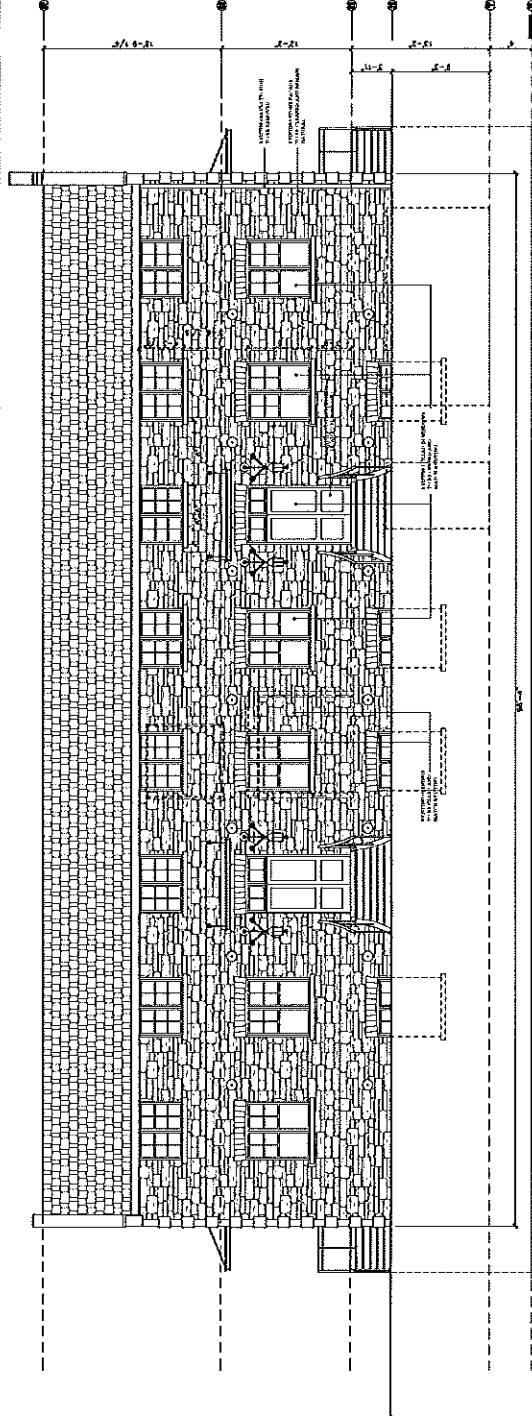
CLARENCE STREET  
RENOVATION INC.

NO.	DESCRIPTION	DATE
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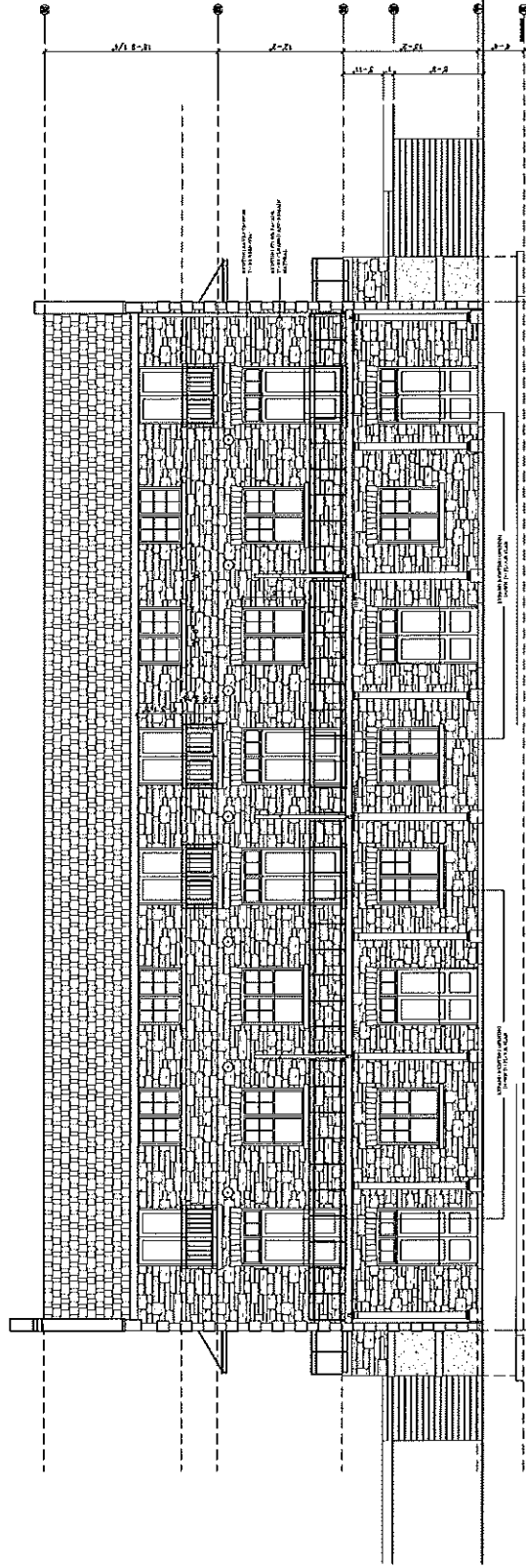
Project Name	185 MILL STREET
Client	CLARENCE STREET DISTRICT BUILDINGS INC.
Architect	BRENNAN CONSULTANTS INC.
Scale	1/8" = 1'-0"
Date	NOV 15 2011
Sheet No.	A-5

Scale	1/8" = 1'-0"
Date	NOV 15 2011
Sheet No.	A-5



**WEST ELEVATION**

NOTE: EXISTING WINDOW AND DOORS TO BE RELOCATED TO THE POSITION SHOWN FOR CONSTRUCTION  
NOTE: REPOINT STONE AS REQUIRED



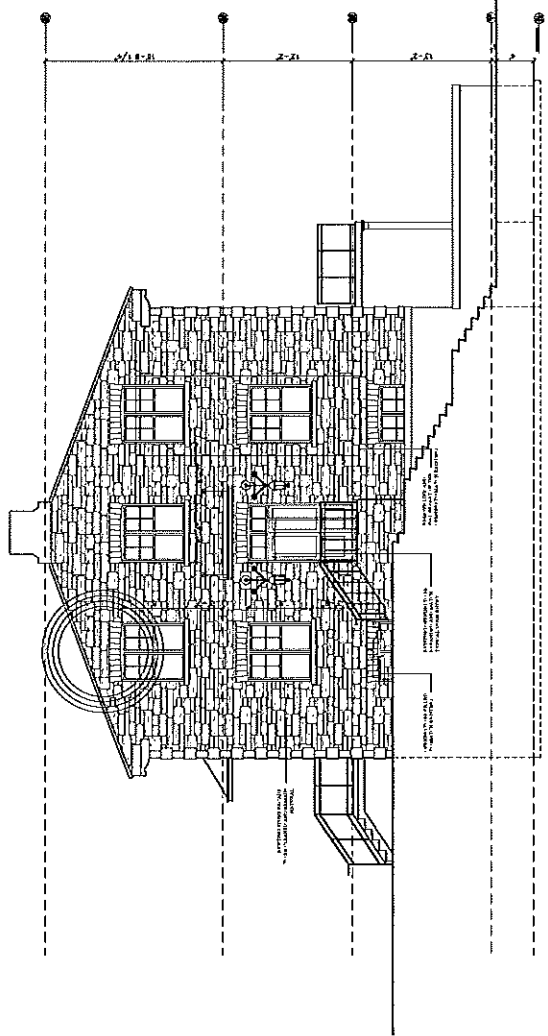
**EAST ELEVATION**

NOTE: EXISTING WINDOW AND DOORS TO BE RELOCATED TO THE POSITION SHOWN FOR CONSTRUCTION  
NOTE: REPOINT STONE AS REQUIRED



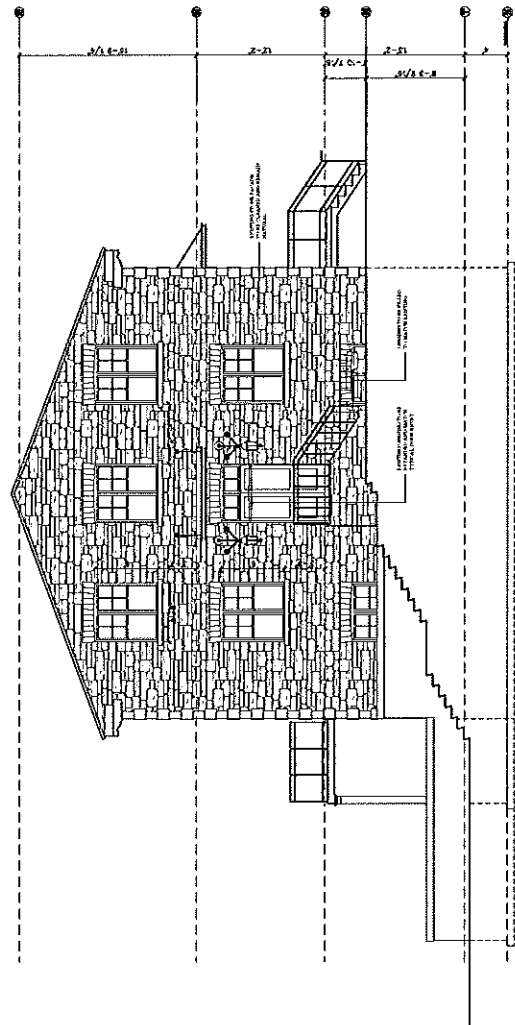
NO.	REVISIONS	DATE
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2	REVISED PER PERMIT COMMENTS	08/11/17
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4	REVISED PER PERMIT COMMENTS	08/11/17
5	REVISED PER PERMIT COMMENTS	08/11/17
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NO.	REVISIONS	DATE
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**SOUTH ELEVATION**

NOTE: EXISTING WINDOWS AND DOORS TO BE REPLACED (PT)  
 NOTE: EXISTING WINDOW AND DOOR TO BE REPLACED (PT)  
 NOTE: REPORT ITONS AS REQUIRED

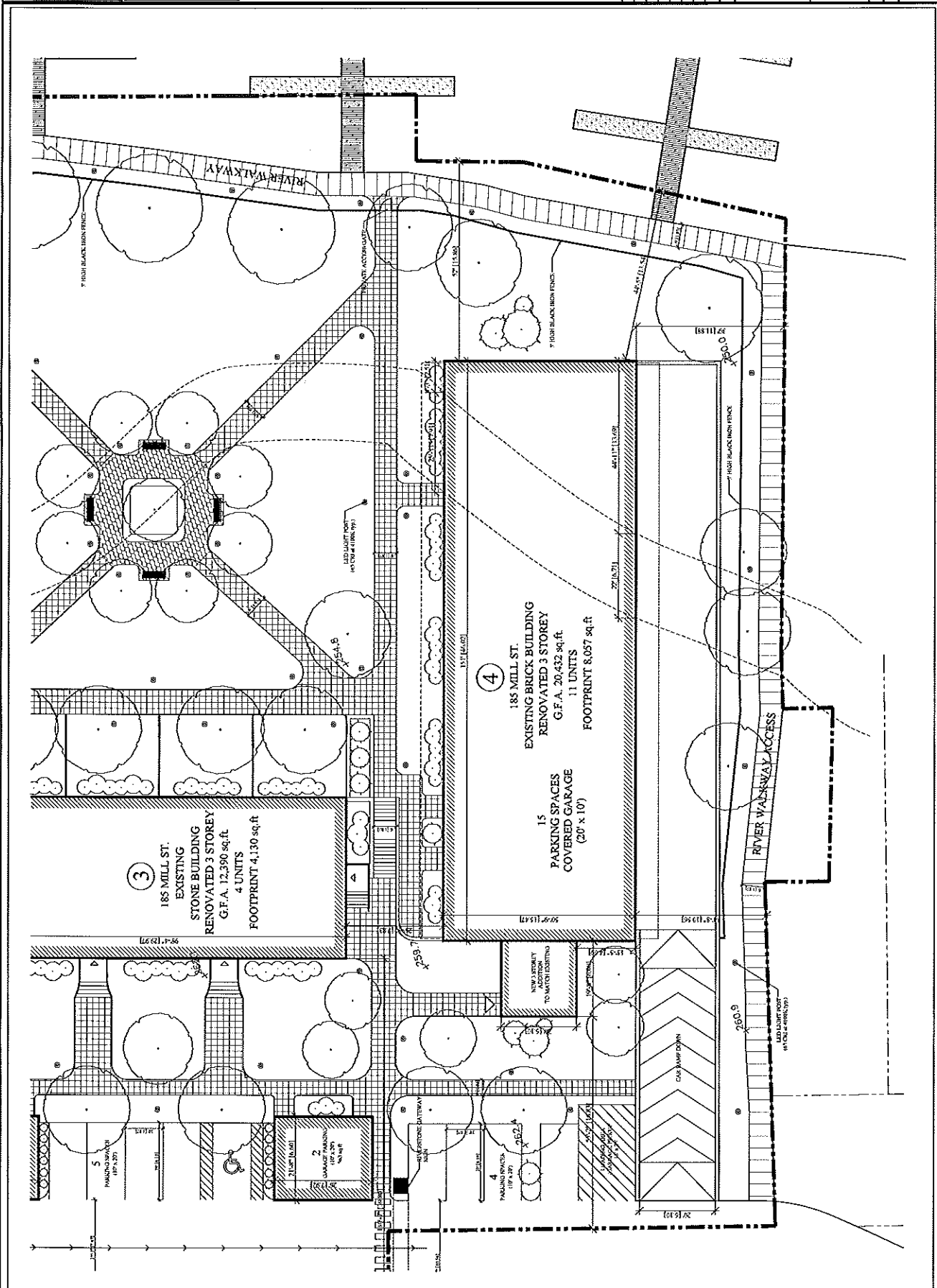


**NORTH ELEVATION**

NOTE: EXISTING WINDOWS AND DOORS TO BE REPLACED (PT)  
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 NOTE: REPORT ITONS AS REQUIRED

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PROJECT	185 MILL STREET
DATE	10/15/11
SCALE	AS SHOWN
DESIGNER	BRENNAN CENTRAL ILLINOIS INC.
APPROVED	
DATE	



BRENNAN  
CUSTOM DESIGNS INC.

CLARENCE STREET  
DENTAL OFFICE

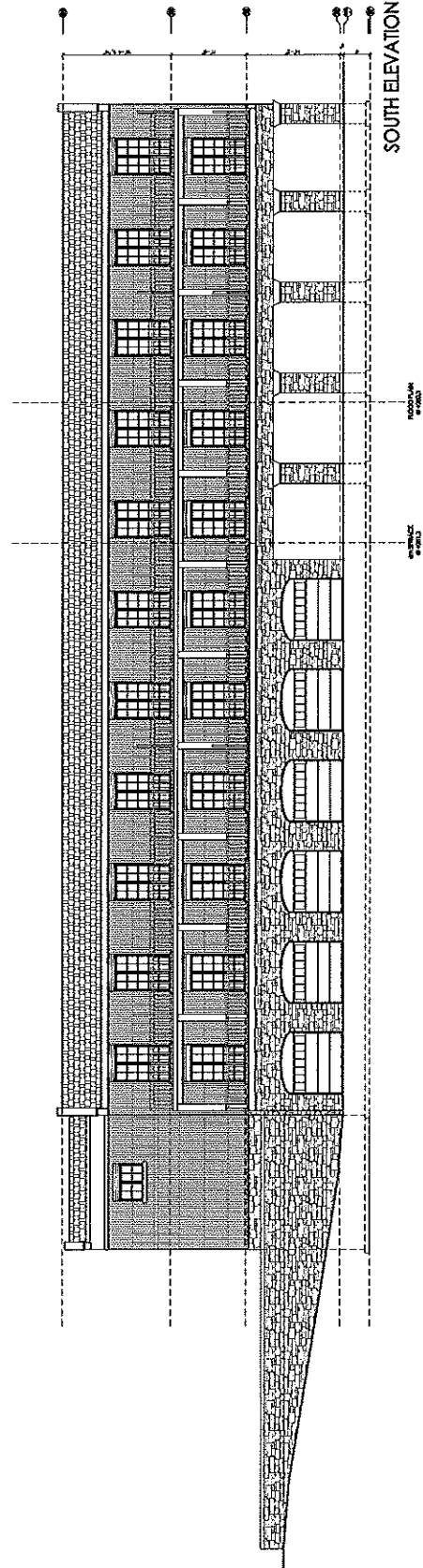
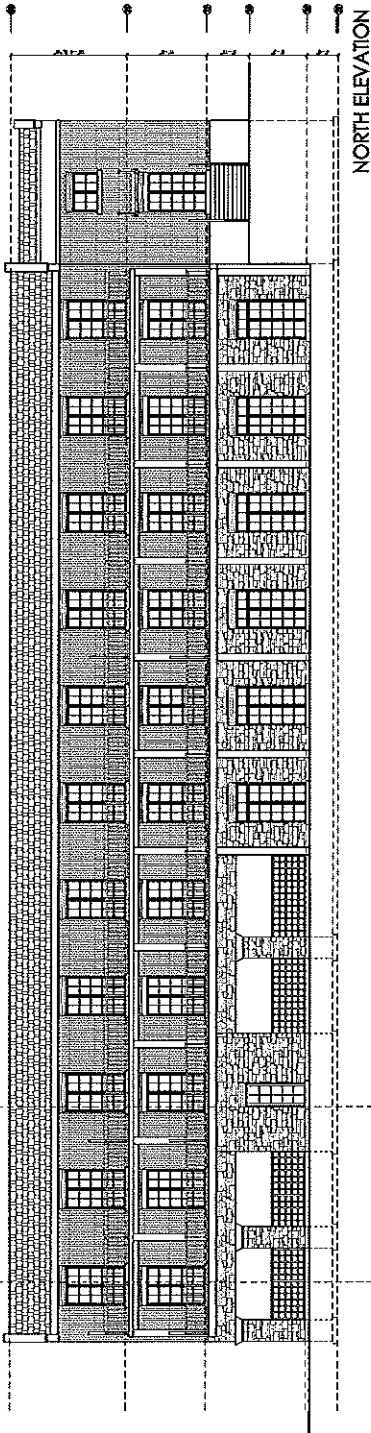
PROJECT NO.	185 MILL ST
DATE	08/15/17
DESIGNED BY	BRENNAN
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DATE	08/15/17
PROJECT NO.	185 MILL ST
DATE	08/15/17
DESIGNED BY	BRENNAN
CHECKED BY	BRENNAN
DATE	08/15/17

185 MILL STREET  
BRICK BUILDING

ELEVATIONS

PROJECT NO.	185 MILL ST
DATE	08/15/17
DESIGNED BY	BRENNAN
CHECKED BY	BRENNAN
DATE	08/15/17

A-3





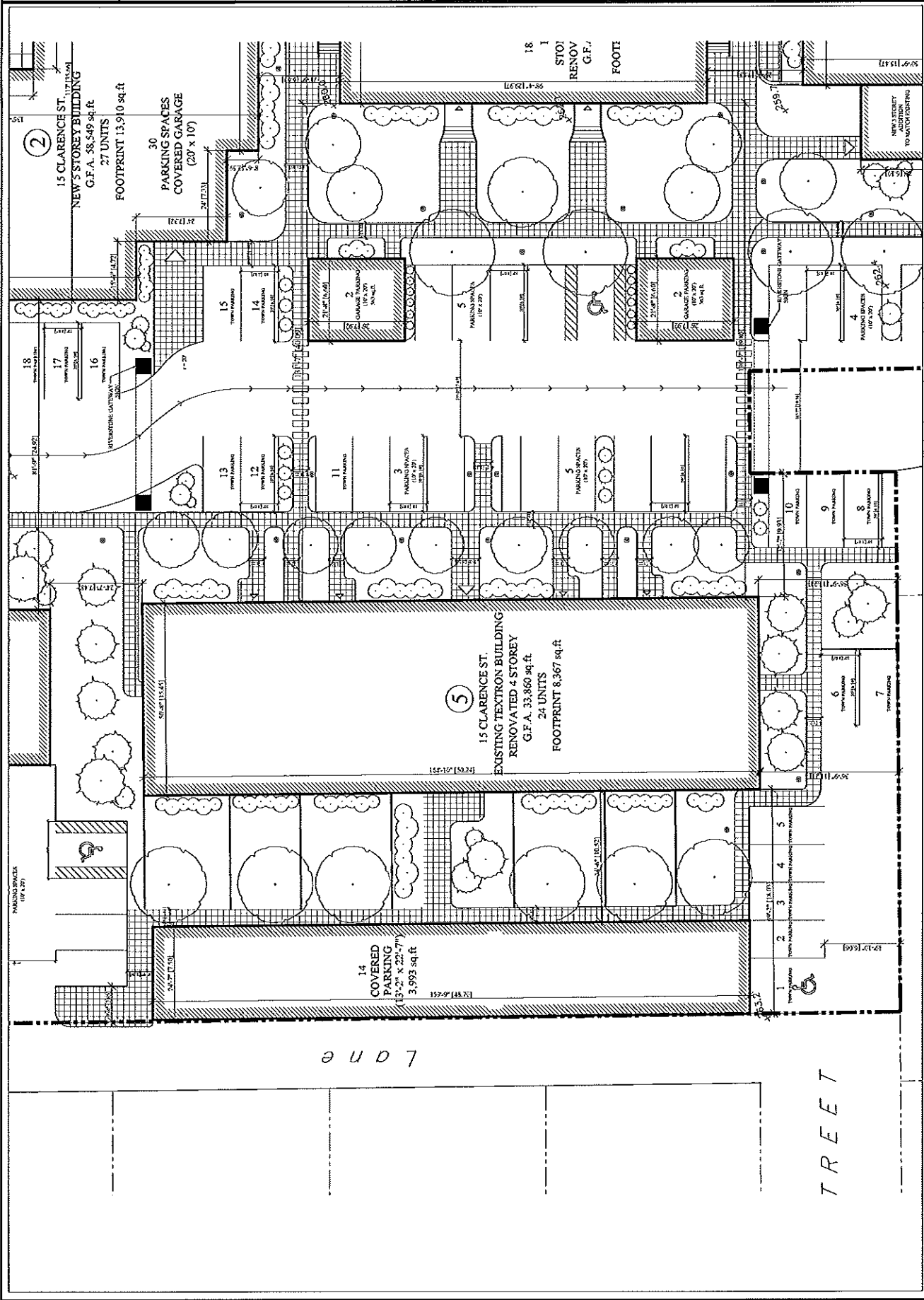
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15 CLARENCE ST  
EXISTING TEXTRON

SITE PLAN

PROJECT NO.	DATE	SCALE
PROJECT NAME	DATE	SCALE
PROJECT NO.	DATE	SCALE

A-1



BRENNAN  
 CONSULTING ARCHITECTS

CLARENCE STREET  
 DIVISIONS INC.

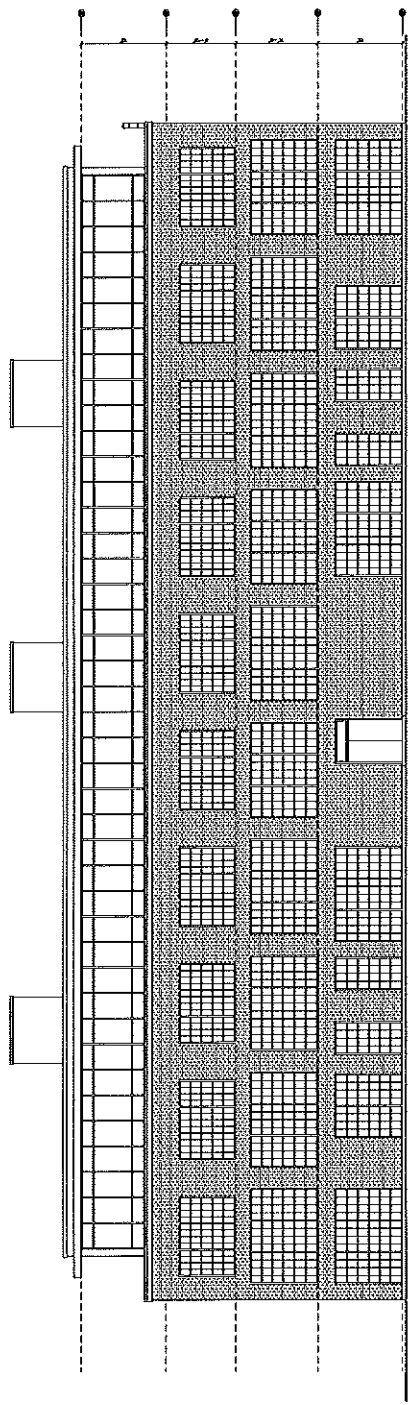
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Client	CLARENCE STREET DIVISIONS INC.
Architect	BRENNAN CONSULTING ARCHITECTS
Scale	AS SHOWN
Date	05/11/10
Drawn by	...
Checked by	...
Project No.	...
Sheet No.	...

15 CLARENCE ST.  
 EXISTING TEXTRON

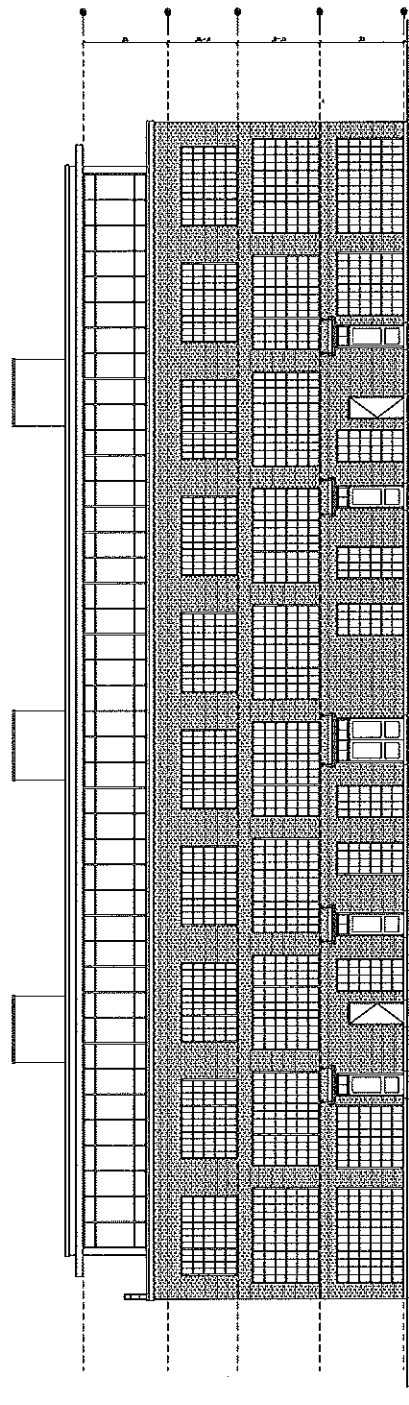
ELEVATIONS

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A-3



WEST ELEVATION



EAST ELEVATION



BRENNAN  
CUSTOM HOMES, INC.

CLARENCE STREET  
DIVISION

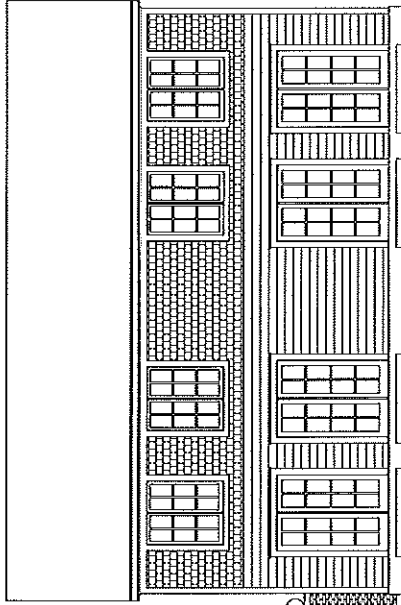
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15 CLARENCE STREET  
TOWNHOMES

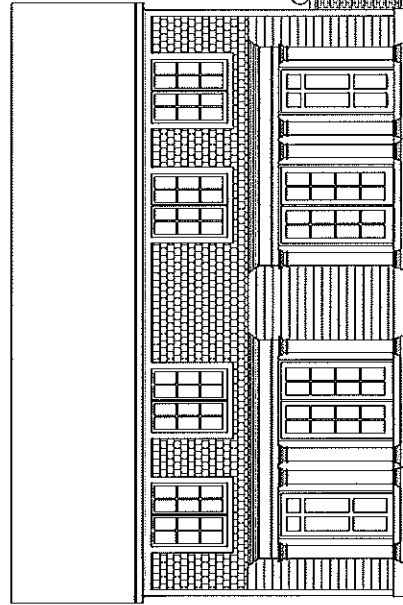
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A-4



REAR ELEVATION



CLARENCE STREET ELEVATION





Development Permit Checklist for RIVERSTONE DEVELOPMENTS.					
		Min. Requirement unless otherwise noted	Proposed (incl acquired lands)	Comments	✓
DP Requirement Bldg #2-6	DP Designation of Property	Lowertown Mixed – Apartment/Townhouses	Permitted use		✓
	Lot Area, As per DP	930 m2/10,011 sq.ft.	142,983sq.ft Bldg #2-6		✓
	Lot Frontage, As per DP	24m/78.7 ft Mill Street (S)	13m Mill Street by Bldg #5	Mill St (S) deemed short side	
	Front Yard, As per DP	6m/19.6' from Mill St. (S)	9m Bldg #5		✓
	Same as front as per Lot Line definition due to Gananoque River	30m Gananoque River	51m Bldg #2 7m Bldg #4 existing		
	Rear Yard, As per DP	6.5 m/21.3'	16.2m Bldg #5		✓
	Interior Side Yard, As per DP	6m/3.9'	10m Bldg #5 10.4m Bldg #4		✓
	Exterior Side Yard, As per DP	15m/49.7'	0m existing		
	Lot Coverage, As per DP (maximum)	35% Residential	25%		✓
Bldg #1	DP Designation of Property	Lowertown Mixed –Commercial	Permitted use		✓
	Lot Area, As per DP	930 m2/10,011 sq.ft.	10,618 sq.ft. Bldg #1		✓
	Lot Frontage, As per DP	7.5m	31m Clarence St Bldg #1		✓
	Front Yard, As per DP	0	0m Bldg #1		✓
	Rear Yard, As per DP	4.5m/14.8'	13m Bldg #1		✓
	Interior Side Yard, As per DP	0m	0.3m Bldg #1 existing		✓
	Other Side Yard, As per DP		n/a		-
	Exterior Side Yard, As per DP	0m	0m existing		✓
	Lot Coverage, As per DP (maximum)	75% Non-Residential	38%		✓
Building Height	As per DP (maximum)	20m/65.5'	1. 8.18m 2. 17.9m 3. 10.2m 4. 10.92m 5. 14.7m 6. 7.13m		✓
Building Orientation	Bdg location along front yard, parking at side/rear		n/a	Existing New construction campus development	-
Parking Spaces	Number of Parking Spaces required	Residential	68 units = 85	} 102	
	Number of Parking Spaces required	Commercial	8,198 sq.ft. = 38		
	Number of Parking Spaces required	Town	20	20	✓
	Size	2.7m/8.9' x 6m/19.7' min.	3m x 6m		✓
	Number of Accessibility Spaces	1/20 spaces	7	6	
	Accessibility Size	1.5m/4.9' buffer each side w 2.7m/8.5 space x 6m/19.7' min.			✓
	Parking Surface	Year round use			✓
	Aisles	6m/19.7 ft min.two-way traffic 3.5m/11.5 ft min.one-way traffic	7.67m one way from Mill/Clarence to Mill St S		✓
Entrance		6m/19.7' min.two-way traffic 3.5m/11.5' min.one-way traffic	Mill Street (N) – 10.66 m Mill Street (S) – 7.62 m		✓
Loading Area	Number of loading areas required	250 sq.m or less – 0 250 to 999 sq.m – 1 1000 to 7499 sq.m – 2 7500 sq.m+ – 2 plus 1/7500 sq.m	3	2	
	Size	14m/45.9' x 3.5m/11.4'	5.5m x 6.4m Bldg #2 w/in covered garage Bldg #5 4.87 m x 7.62m Bldg #4		

	Height clearance	4.25min./13.9'	n/a	Open air	
	Located in side or rear yard		<input type="checkbox"/> Yes <input type="checkbox"/> No	Campus style w existing built form	
	Unobstructed access to public street	6m min./19.7'	<input type="checkbox"/> Yes <input type="checkbox"/> No	Campus style w existing built form	
Open Storage	Screened		n/a	n/a	
Garbage Storage	Fenced and Screened	Wood Metal Shrubbery	n/a	inside building	
Outside Storage/ Sales and Display	Outside Storage	No storage in front yard Min. 5m/16.4 from side/rear	n/a	n/a	
		Abut residential Min. 10m/32.58'	n/a	n/a	
Landscaping	Btwn non-residential and residential	3 m min./9.8' (Bldg #2-6)	North - retaining wall South - 3m East - n/a West - n/a		
	Btwn non-residential and residential	3 m min./9.8' (Bldg #1)	North - n/a South - n/a East - n/a West - 0.3m existing		
	Front yard setback	5m min/16.4' landscaped area within the 7m/24.7'	Mill St (S) Bylaw def front yard – landscaping not met due to parking req'ts	Parking Space 3.5m landscape behind	
	Not less than 50% landscaped area	Grass/lawns/trees/shrubs/flowers	142,983 sq.ft.	71,000 not incl parking areas, road or proposed public park 50%	✓
	Btwn parking and adjacent lot or street when 4 or more spaces req'd	3 m min./9.8'	North - n/a South - 0m East - n/a West - existing (alley)	GBL parking lot (south)	
High Watermark	Setback from any water	30 m min./98.4' unless Breakwall = 15m min/49.2'	7m exist to river not lot line 51m new	CRCA comments	
	Accessory Structures – permitted within 30m provided:	Boathouse/Boatport/dock – max length 8m/28.2'	n/a at this time	Separate waterlot lease	-
		Stairs/landings – max width 2.5 m/8.2'	n/a	-	-
		Shed – max 10sq.ft/108sq.ft	n/a	-	-
		Max height – 4.25m/14.7'	n/a	-	-
Accessory Bldgs	Any rear or interior setback	1m min./3.3'	Covered parking garage bldg. #5	0m existing	
	Front or exterior yards, as per DP	Not further encroaching	Exterior 0m	existing	
	Height	4.5m max./14.8'	3m		✓
	Distance to main building	2m min./6.6'	9.5m		✓
	Maximum Size	Less than 20%	3,993 sq.ft. = 2.7%		✓
Other	Designated Heritage Site:		185 Mill Street	<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Entrance Overlay			<input type="checkbox"/> Yes <input type="checkbox"/> No	-
	Sidewalk required			<input type="checkbox"/> Yes <input type="checkbox"/> No	-
	Street Boulevard	Furniture, trees		<input type="checkbox"/> Yes <input type="checkbox"/> No	-
	Tree placement	Away from curb where less than 4m		<input type="checkbox"/> Yes <input type="checkbox"/> No	-
		6 – 8m apart		<input type="checkbox"/> Yes <input type="checkbox"/> No	-
	Waterfront Overlay			<input type="checkbox"/> Yes <input type="checkbox"/> No	✓
	Maintain existing vegetation		<input type="checkbox"/> Yes <input type="checkbox"/> No	No vegetation to maintain	✓
	Setback from top of slope (except non res/accessory)	30m min./98.4'	<input type="checkbox"/> Yes <input type="checkbox"/> No	CRCA	
	Tree preservation	Min. 60mm dia/3.5m in height plus	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a None to preserve	✓

		10+ grouped of 15 cm measured 1.4 from base	<input type="checkbox"/> Yes <input type="checkbox"/> No	n/a	-
	Maintain waterfront view – building located to side			Existing campus style Vista on each side of new bldg./existing bldg	✓
	Waterside walkway on multi/ commercial development			Provided along entire property	✓
Section 3.2	Auto service Station, commercial garage, gasoline bar, car washing			<input type="checkbox"/> Yes <input type="checkbox"/> No	-
Section 3.10	Drive Through			<input type="checkbox"/> Yes <input type="checkbox"/> No	-
Section 9.2	Discretionary Use			<input type="checkbox"/> Yes <input type="checkbox"/> No	-

# Riverstone Developments

## Class III Development Permit Application

### 1. Project Overview

Riverstone Developments has applied for a Class III Development Permit in order to construct a phased campus style mixed use condominium project. The lands are legally described as Lot 589, 593, 597, 599, 1015, Part Lot 1014, 1017-1019, Lot 1020 Plan 86, Parts 1-3, 6-14, Plan 28R-12158 Parts 7-14, Plan 28R-11463, Part Mill Street and enjoys frontage on Mill Street and the Gananoque River. Roads transecting the project include: Mill Street, Clarence Street and a laneway running north/south from Clarence Street to St. Lawrence Street.

The proposal will re-purpose and re-use the existing buildings and construct a new five storey residential development. The campus will consist of six buildings which are outlined on the enclosed site plan below.

The property is designated Lowertown in the Official Plan of the Town of Gananoque and designated Lowertown Mixed Use in the Development Permit By-Law. The proposal is a permitted use within the designation, Lowertown Mixed Use, of the Development Permit By-Law and encouraged within the Official Plan.

Building 1, the "Wireshed", at 60 Mill Street will, when complete, be two storeys and result in 8,198 sq. ft. of new commercial office space.

Building 2 at 15 Clarence Street is proposed as new construction. It will result in 27 residential units, five storeys in height and 58,549 sq. ft. The following four elevations illustrate the exterior of the new construction.

Building 3, the "Stone Building", at 185 Mill Street is a renovation of existing space which will result in four residential three storey units with a total square footage of 12,390.

Building 4, the "Brick Building" at 185 Mill Street, is a renovation of the existing brick building resulting in 11 residential units with a total of 20,432 sq. ft.

Building 5, the existing "Textron building" at 15 Clarence Street will transform the 4 storey structure for 24 residential units with a total square footage of 33,860.

Building 6 at 15 Clarence Street will consist of two residential two storey townhomes.

The total residential unit count, upon completion, will be 68 and there will be 8,198 square feet of new commercial office space.

The campus will also enjoy considerable greenspace on the Gananoque River that will abut the town park. The total Landscaped Open Space is 50% of the overall campus lands. The developer will be constructing a public walkway from Mill Street to the river and along the property's waterfrontage as illustrated on the site plan. Mill Street runs between Buildings 5 and 6 on the west side and Buildings 2 and 3 on the East side. For ease of traffic movements this section of Mill Street will be a one way street.

The applicant will be required to upgrade both Mill Street and the Laneway to the west of Buildings 5 and 6 to municipal standards. The developer is also requesting to construct docks on the water and will apply for a waterlot lease and permission to construct the docks under separate application.

## **2.0 Provincial Policy Statement**

The Provincial Policy Statement, 2014 (PPS) provides direction on matters of provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein. The statement believes that long term prosperity for the province depends upon a "strong, sustainable and resilient community, a clean and healthy environment, and a strong and competitive economy." The policy statement directs development to settlement areas and protects resources throughout the province.

Section 1.0 of the statement, Building Strong Healthy Communities, stresses efficient development patterns and manages land use by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate range and mix of residential ... institutional, recreation, park and open space,;
- avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- avoiding development and land use patterns that would prevent efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

In settlement areas land must be made available through intensification and redevelopment and the statement outlines that the vitality of settlement areas are critical to the economic well being of the province. Municipalities are directed to promote a mix of densities of development, intensification and compact form while protecting resources and avoiding hazards. The PPS encourages a coordinated, integrated and comprehensive approach between government and agencies.

Section 1.4 of the statement specifically outlines policies regarding housing and directs development to areas where appropriate infrastructure exists or is planned. The policy statement outlines in the subsequent sections 1.5 to 1.8, specific aspects of balanced communities and development. Consideration should be given to public infrastructure including parks, open spaces, trails, public service facilities, sewage, water and stormwater treatment, efficient transportation systems and energy supply. Proposed development should not create negative impacts to existing systems and infrastructures and should provide additional long term benefits to the community. Long-term economic prosperity is supported by the stated priorities and directions but also by:

- promoting opportunities for economic development and community investment readiness;
- optimizing the long term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems and public service facilities;
- maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;
- encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- promoting the redevelopment of brownfield sites
- providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- providing opportunities for sustainable tourism development
- providing opportunities to support local food, promoting the sustainability of agri-food and agri-product businesses by protecting the agricultural resources, and minimizing land use conflicts;
- promoting energy conservation and providing opportunities for development of renewable energy systems and alternative energy systems, including district energy;
- minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;
- encouraging efficient and coordinated communications and telecommunications infrastructure.

The Riverstone development proposal can be considered to be consistent with the policies of Section 1.0 of the PPS as it will result in the re-development of an existing Brownfield site. The proposed development uses existing infrastructure and will not result in an unplanned or illogical extension of services. It provides open space and trails that connect to existing recreational pathways, enhances the vitality of the downtown and main streets, encourages a sense of place by introducing more residents into the lowertown area and provides for a variety of densities on the campus.

Section 2.0, Wise Use and Management of Resources, outlines that development in Ontario must consider "conserving bio-diversity, protecting natural heritage, water agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits."

Natural heritage areas must be protected for the long term. Areas adjacent to the rivers in Gananoque have been designated as natural heritage features in the Town's Official Plan. The applicant has submitted a plan that does not further encroach on the setbacks to the watercourse and will require soil and erosion control facilities throughout the development phases in order to protect the natural feature. The applicant has consulted with the CRCA and appropriate measures to be mitigate erosion issues will be implemented and monitor throughout the development.

Section 2.2 of the policy statement directs planning authorities to "protect, improve or restore the quality and quantity of water." Quality and quantity parameters for stormwater will be achieved via stormceptors in order to meet the enhanced quality standard of 80% reduction of

sediments. The quantity of the stormwater will be reduced as there will be a net increase in permeable surfaces.

Section 2.6, Cultural Heritage and Archaeology directs planning authorities to conserve built heritage resources. The applicant has undertaken a Stage I Archaeology Study with Past Recovery Archaeological Services Inc. Recommendations of the investigation were to move forward with a Stage II in order to determine there were no artifacts present. The completion of a Stage II investigation will be a condition of Development Permit.

The applicant also undertook a Heritage Impact Study as 185 Mill Street is a designated building and the Lowertown area is considered part of the cultural landscape of the town. The study prepared by Bray Heritage was peer reviewed by Mark Brandt of MTBA and Associates. The study identifies that the existing structures do have value and although no floor plans or construction specifics were provided for review, the study concludes that "the conservation of the heritage attributes of these buildings appears to be secured."

Mr. Brandt stated that:

"there is not enough information in the proposed development documentation received for review to verify this, and there are not enough challenges to potential impacts (both positive and, particularly, potentially negative) within the Statement to provide the Town with an unimpeachable case, should there be a legal challenge. A more thorough discussion of potential consequences of the development upon heritage values should be undertaken when more information is available; perhaps after the preparation of a comprehensive Conservation Plan and/or design development documentation, to ensure viability and best conservation practices."

The Town's Heritage Committee should review both documents and make recommendations regarding heritage conservation on this site. This should be included as a condition of Development Permit.

Section 3.0 of the PPS, Protecting Public Health and Safety directs development away from areas that could be potentially hazardous either natural or man-made. Natural hazards include those lands which are subject to the potential of flooding. Portions of the lands are within the 1:100 year floodline and development will be restricted away from these lands. No residential development will be allowed on lands or within structures that are below the floodline. The applicant has adjusted plans to renovate existing structures accordingly.

The lands have also been identified as Brownfield due to past industrial uses and are subject to Environmental Site Assessments that will result in a Record of Site Conditions that demonstrates that the lands are suitable for residential development. The completion of a Record of Site Conditions will be a condition of Development Permit.

#### **Comment**

The applicant has submitted plans that are appropriate and desirable for the long term prosperity of the community, has protected natural and cultural resources and identified natural and manmade hazards. The proposal can be considered to be consistent with Sections 2.0 and 3.0 of the Provincial Policy Statement 2014.



### 3.0 Lowertown Study

The Town retained EDA group to study the lowertown area to create a Master Plan and Implementation Strategy that was approved by council in 2005. The purpose was to develop a plan that would support economic development and promote the re-vitalization of lowertown and result in overall economic benefit to the Town. The goals and objectives of the study include:

- To create an attractive, accessible, and useable waterfront for both local residents and visitors.
- To maintain historical, architectural character and uniqueness in the Lowertown area
- To establish a realistic planning framework and policies to guide future development
- To meet the short and long term interests of the town, businesses, residents, visitors etc.
- To contribute to the legacy and quality of life associated with Gananoque
- To recognize that the development of the Lowertown is of regional as well as local significance and will provide the financial basis for maintaining the vision.

The Vision of the study is to "create a vibrant, year-round, mixed use Lowertown neighbourhood on an active waterfront where people live, work and play. Principles of the study were:

- Protect and enhance existing residential uses
- Encourage new medium density residential uses
- Protect and enhance existing viable businesses
- Encourage appropriate use, street related retail and commercial uses
- Protect and enhance existing recreation , tourism and cultural uses
- Provide opportunities for new water related recreation activities
- Encourage appropriate cultural activities and facilities

The study developed themes for specific areas of Lowertown. The study identified the subject lands as having re-development potential within the 'cultural heritage spine." The study promotes strong pedestrian linkages, a cultural /art theme, mixed uses, local vehicular access, industrial heritage storyline linkages and enhanced access to the waterfront. The lands along the riverfront have been identified in the study as 'waterfront promenade" to provide a strong pedestrian linkage along the waterfront and public accessibility.

Design guidelines were provided as part of the study which include:

- Locate buildings at "build-to-line" along property boundary where possible
- 2-3 storey maximum height
- Maintain/enhance views to waterfront where possible
- Avoid long uninterrupted facades
- Break up building footprint into two or more blocks per municipal block
- Locate small public forecourts periodically (one per block) along streetscape
- Provide pedestrian walkways between buildings linking streetscape with rear parking lots
- Provide awning along street frontage where possible
- Sign to conform to Town of Gananoque Sign and Merchandise display By-law

The study provided for an implementation strategy that included updating the Official Plan, Zoning By-law, completion of a Community Improvement Plan and the adoption of Urban Design Guidelines. The strategy has been fully implemented with the adoption of the Official Plan 2009, the Development Permit By-law that incorporates urban design 2010 and the Community Improvement Plan 2012.

**Comment**

The subject lands were given a high priority within the identified project matrix in the Lowertown Study. The proposal generally meets the objectives outlined within the Lowertown Study as it will re-vitalize older building stock, provide a walkway for waterfront accessibility, provide new commercial space and incorporates design features as shown in the study.

**4.0 Official Plan**

Adopted in September of 2009 and approved by the Ministry in 2010 the Town of Gananoque's Official Plan provides guidance and direction while reviewing development proposals and applications. All Council's decisions must conform with the direction of the plan.

Council's vision for the future of Gananoque is to:

"preserve and enhance the Town's unique small town heritage, preserve our historic and environmental character, and provide a high quality of life through a sustainable development pattern."

The Guiding Principles are the core of the plan's policies and the plan specifically identifies that all nine of the principles need to be evaluated against proposals prior to decision making.

The Guiding Principles include:

- We will be dedicated to maintaining and improving Lowertown through the long term implementation of the Lowertown Master Plan.
- The waterfront will be maintained and improved as a community focal point and will be enhanced through balanced, sustainable public and private development.
- We are committed to revitalizing our downtown commercial district as a mixed use pedestrian friendly area while respecting the area's architectural heritage.
- We are committed to preserving and enhancing the quality of our residential neighbourhoods through appropriate housing types, densities and transitions from adjoining land uses.
- We are committed to increasing the number and diversity of employment opportunities in the Town of Gananoque by promoting the rehabilitation of industrial properties and the introduction of a mixed use approach in our employment areas.
- We will plan for a connected system of greenways and parks facilities to serve residents and visitors.
- We are committed to increasing the diversity of arts, cultural and recreational opportunities
- We will protect our natural environment.
- We will ensure public involvement in the planning process to ensure the protection of everyone's property rights.

The Plan provides a planning framework that anticipates "a modest increase in the density and intensity of land use through the redevelopment or re-use of existing vacant or under-utilized buildings and properties." The Plan also outlines that increased density will not result in negative impacts to areas of heritage value or on an existing residential character.

### **Comment**

The proposal has considered the Lowertown Study and the Official Plan and applied many of its principles. The project re-uses existing built form and adapts to the proposed re-use of land and structures. Commercial space is provided within the campus and the build out of the project will result in trade jobs while construction is underway and the additional residential units will require supporting service industries for the long term. The waterfront along the Gananoque River will be improved and access is provided via a river walkway.

The proposed development is within the Lowertown designation which has been the subject of many combined efforts to facilitate its renaissance into a unique mixed use waterfront heritage district. The Goal of the plan is to create a "vibrant, year-round, mixed use Lowertown neighbourhood on an active waterfront." Objectives of the designation include:

- Protect and enhance existing residential uses in a mixed use setting
- Encourage new medium and high density residential uses in a mixed use setting
- Protect and enhance existing viable businesses in a mixed use setting
- Encourage rehabilitation and or conversion of vacant industrial buildings
- Encourage appropriate new street-related retail and commercial uses
- Protect and enhance existing recreation, tourism and cultural uses in a mixed use setting
- Provide opportunities for new water-related recreation activities
- Enhance vehicular and pedestrian circulation and orientation
- Encourage appropriate cultural activities and facilities
- Protect and enhance the natural heritage qualities of the shoreline

Policies of this section of the Plan protect natural heritage features and encourage best practices for shoreline protection while re-development occurs. Acquisition of lands for walkway and recreation opportunities is stressed. Re-development of the industrial lands for mixed medium to high density residential uses is prioritized and compatible architectural form will be reviewed when re-development proposals are presented.

### **Comment**

The project is planning to re-use four existing structures, will not be encroaching on the waterway any further than currently exists, will be providing additional commercial space and new docks for water based recreational activities, and will be enhancing the shoreline.

As the subject lands are identified as part of the Natural Heritage landscape, Section 3.6 Our Environment- Planning for Sustainability, must be reviewed prior to approvals being granted. The Goal of the plan is to preserve and protect these features. Objectives include protection from the negative impacts of development and the preservation of natural heritage features.

The River corridor along the Gananoque River has been identified as Fish Habitat and as this proposal abuts the river, studies must be undertaken and reviewed by the Cataraqui Region Conservation Authority (CRCA) to determine that no negative impacts will occur as a result of this development. An Environmental Impact Study is required to determine that there will be no negative impacts. This study is required to take place at specific times of the year and will be reviewed and works approved by the CRCA as a condition of Development Permit. The plan also seeks to encourage the preservation of shoreline area in order to enhance recreational possibilities. Permits may be required under Ontario Regulation section 148/06 prior to any development. The CRCA may require this permit as a condition of Development Permit.

The plan outlines that Council may require lands to be dedicated for public access to ensure accessibility to the water. Visual access from the waterfront is considered a priority and development must compliment the natural setting.

#### **Comment**

The applicant has commenced the Environmental Impact Statement as windows of assessment become available and has been in consultation with the CRCA on their requirements of the study. Elevation drawings have been provided and proposed improvements to existing buildings and new construction are respectful of the cultural heritage of the lands and area. New construction has allowed for visual windows to the river between existing buildings. Completion of the Environmental Impact Statement is required and a condition.

Section 3.7, Development Constraints- Planning for Public Health and Safety, directs development away from potential hazards both natural and man-made. These lands are adjacent to the Gananoque River and parts are within the identified floodplain. Development is not permitted within lands with the potential to flood. Parts of the Brick Building identified on the site plan as building 4 are within the floodplain area. The CRCA has reviewed and provided comments on where development is appropriate for residential purposes. The proposal does not encroach any further than existing development.

Parts of the subject lands have also been identified as organic soils. The plan requires demonstration that the proposed development is suitable using accepted scientific and engineering practises. A Geotechnical Study undertaken by, Leigh Knegt, P. Eng. investigated the proposal to determine whether soils were sufficiently stable to permit development to occur. The study recommends construction, Ontario Building Code requirements and pavement design considerations.

The lands are considered a Brownfield due to past activities. A Record of Site Condition(s) will be a condition of the Development Permit.

Section 4.0, Making it Work- Our Infrastructures, directs that development proposals proceed in a logical fashion and outlines minimum right-of-way widths to be provided. The applicant has retained, IBI Group, to research traffic impacts related to the development. The study concludes that there will be a minimal impact to the intersection of King and Main Street which will not warrant upgrades. The northbound left turn from Main Street to King Street has been downgraded with respect to service but is still acceptable. Staff has reviewed and commented that they would like the section of Mill Street that transects the property to be a one-way street as there is not sufficient width for two-way traffic movements. Staff has also requested that the laneway to the west of the property be upgraded. The Director of Public Works does not agree that the downgraded service at Main and King is acceptable and will require signalization at this intersection. These will be conditions of the Development Permit.

Section 4.1.4, Water, Wastewater and Stormwater services requires the need to ensure sufficient capacity in the systems for the development to proceed. Eastern Engineering has undertaken the Stormwater and Site Servicing assessments.

The firm identifies three distinct areas of drainage: from the west of the Textron Building drainage occurs south to existing parking lot, the area between the Textron building and the Stone building slopes towards Water Street and the river, and the lower lands sheet drain

directly into the river. The study concludes that, as there will be more permeable surfaces post-development than pre-development there be a net reduction in post development stormwater flows. Recommendations include collection into stormceptor manholes with outlet to the Gananoque River. The system was designed to exceed five year storm requirements. Quality control must be enhanced to above the 80% suspended solids due to outlet into the river. This will be achieved via the stormceptor manhole. The Director of Public Works has reviewed the submission and is satisfied with the proposed solutions. Recommendations for Sediment and Erosion Controls are included in the report and will be conditions of Development Permit.

Waste water will be connected to the municipal system via an existing sanitary manhole at Main and Water Street for buildings 2-5. Connection for buildings 1 and 6 will be at the Clarence Street sewer. There is capacity in the system for the proposed residential development.

#### **Comment**

The project can be considered to be consistent with the Guiding Principles of the Plan and with the goals and directions as outlined in the Lowertown section of the Town of Gananoque's Official Plan. The proposal addresses Natural Heritage concerns and protects those identified features. In addition, the project will provide additional recreational opportunities, provide connections to the walkway and recreational pathways of the Town and respect cultural matters. Servicing will be provided as directed by the Plan and any existing hazards mitigated. Therefore the proposal as submitted can be considered to comply with the policies and directions of the Official Plan of the Town of Gananoque.

### **5.0 Development Permit By-Law**

The property is designated Lowertown Mixed Use and must meet the development standards and provisions within this designation. The subject lands are irregularly shaped and approximately 0.57 hectares in area. There is road frontage on Mill Street, Clarence Street and a laneway. A detailed chart outlining all relief required can found in Appendix 1.

The Development Permit By-Law defines the front lot line as the shorter lot line abutting a street and when the lot has frontage on a public street and a waterbody the front lot line shall be measured on the street line and on the water side. Due to the definition and the numerous road frontages of these lands, the front lot line is deemed to be on Mill Street and the river. See the site plan on the next page. The required lot frontage is 24m and the Mill Street frontage is only 13m and will require relief. The waterfrontage standard does not require relief. The rear yard is then the lands abutting the laneway, the side yard is the lands abutting building 4 and there is an exterior side yard on Clarence Street. Relief is necessary for the exterior side yard as 15m is required and 0m provided.

#### **Comment**

It should be noted that this is an existing condition.

Building 4 is located at 7m from the waterline and will need relief from the 30m requirement. CRCA has commented on this existing condition and has made accommodations for the area of the building within the identified floodline.

The Town has requested that 20 parking spaces be provided for public use. The applicant has provided these. The By-law requires 85 parking spaces for the proposed residential uses and 38 spaces for the proposed commercial use on building 1. The applicant has sufficient parking for

the residential requirement but is short 17 spaces for the commercial requirement. Relief will be required. The loading space standard has not been met nor has the size requirements as they are somewhat smaller than outlined in the By-law. The development permit will need to allow for one less loading space and a minimum length of 6.4m. The applicant is also short 1 space for accessible parking and will require relief.

#### **Comment**

As the proposed uses are office and residential the need for constant traffic and delivery of goods would not be as necessary as a retail use and staff is comfortable with the relief required. The by-law also requires that the location shall be in the side or rear yard and have unobstructed access to the public street. The development is a campus style and uses existing facilities and locations and therefore the location relief is not an issue.

Landscaping is necessary between residential and non-residential uses. On the west side of Building 1 there is only 0.3m provided but this is an existing condition. The front yard requires 3.5m of landscaping; the parking located on Mill Street needs relief from this requirement. Additionally, standards require a 3m separation between parking and the street when 4 or more spaces are provided. The existing parking abutting the laneway requires relief from this standard.

Finally, relief to 0m will be necessary to recognize the existing covered parking garage adjacent to building 5 as it will not meet the rear or exterior yard setback.

Section 4.4, Additional Provisions must be reviewed to ensure that the provisions for condominium development have been met. The applicant is proposing parking to be located directly on Mill Street. The by-law requires that parking not open directly to a public street. Due to the campus style of development and the multiple buildings parking cannot be accommodated in another location. Garbage has been screened or located within the interior of the buildings and there is 50% of the site landscaped and open space with associated pathways, lighting and common areas that meet the standard.

Section 4.5, Design Criteria-Lowertown Mixed Use, outlines elements of design that must be considered in order to meet the requirements of the Development Permit: "Priority is given to creative adaptive re-use of existing built forms that acknowledges the past through eclectic design. Architectural interest through the use of exterior cladding materials that complement the cultural heritage of the area is encouraged."

Particular attention is given to the provision of varied facades to ensure interest and character. Streetscapes are considered important and landscaping features along with the provision for cyclists and pedestrians to gain access to the waterfront is a requirement.

The proposed development illustrates six buildings four of which are an adaptive re-use of the existing built stock. The proposed new building 2 is reminiscent of industrial buildings of the past and proposed new building six also complements historical built form.

The lands are within the Waterfront Overlay designation that particularly encourages the protection of the water resource and the preservation of viewscape accesses and public usage.

Section 13.4, Design Criteria-Waterfront Overlay, provides direction when reviewing development proposals within or abutting the Waterfront. Development is required to be configured to "facilitate or accommodate waterfront uses and to preserve or enhance natural

viewscales from land and water." The requirements of this section of the by-law direct development to provide:

- consistent streetscape elements both on public and private lands, and
- provide for exterior waterside walkway, and
- a layout designed to flow with the existing topography, and
- buildings should have principle entrances located on street but also include waterfront entrance along the waterfront pathways.

#### **Comment**

The site plan shows the extensive open space adjacent to the river, a walkway has been provided and development proposed is respectful of the topography.

The relief required by this proposal is primarily due to existing conditions of the built inventory that will be re-purposed for residential uses. The development will not exceed height or coverage and will provide for a walkway and public access to the waterway. Staff believes that the requested relief is within acceptable parameters and meets the general intent of the by-law.

### **6.0 Community Improvement Plan**

The Community Improvement Plan (CIP) allows municipalities to provide tax assistance, grants or loans to assist in the rehabilitation of lands and/or buildings within the defined Community Improvement Project Area. The objectives of the CIP are:

- To revitalize, intensify and strengthen residential, commercial, cultural and employment opportunities;
- To provide a safe, vibrant, pedestrian friendly environment;
- To provide an attractive and inviting environment;
- To enhance and reinforce linkages between areas and the waterfront open space system;
- A cleaner, healthier, safer and more livable environment;
- To increase employment, economic activity and investment;
- To upgrade and maintain all essential municipal services and community facilities;
- To ensure that community improvement projects are carried out with the built up area of the Town;
- To ensure the maintenance of existing building stock
- To facilitate the remediation, rehabilitation and/or redevelopment of existing Brownfield sites
- To encourage private sector investment and the strengthening of the economic base
- To enhance the visual appearance of Community Improvement Areas
- To revitalize our downtown commercial district (General Commercial Policy Area) as a mixed use area and a vibrant shopping destination;
- To encourage the continued commercial vitality and economic viability throughout all seasons of the year
- To preserve heritage resources of architectural and historical significance and encourage improvement in buildings consistent with the heritage character of the area;
- To create an attractive image of the Town that reflects the historic character and heritage of the community;
- To encourage infilling and redevelopment of vacant or under utilized land as with Brownfield sites;

To provide incentives to promote a broad range of building and environmental rehabilitation, development and redevelopment and land acquisition consistent with the Official Plan of the town of Gananoque.

**Comment**

The subject lands are within Area B of the Community Improvement Plan which provides incentives to assist with environmental remediation. The applicant is eligible for assistance due to the proposed multi-residential use.

**7.0 Staff Review**

Staff has met on numerous occasions with the applicant and reviewed the requirements of the Town's policy documents. Due to the scope of the project staff also arranged a utilities/agencies meeting on March 27, 2014 to communicate their requirements with the applicant.

Attendees included: Cataraqui Region Conservation Authority, Union Gas, Eastern Power, Bell Canada.

Town staff in attendance included: Michael Touw, Public Works/Water and Sewer, Dave Balderson and Gerry Bennett, Gananoque Fire Department, Shelley Hirstwood, Economic Development, Robert Small CAO, and Brenda Guy, planning.

The applicant will be required to pay cash-in-lieu of parkland. The Town park adjacent to the open greenspace of the project will be improved by the applicant. Cash -in-lieu of parkland amounts required are 5% of the value of the residential land and 2% of the value of the commercial lands. Calculations of costs involved in park development will be undertaken to determine whether the applicant will owe any cash-in-lieu.

Maintenance of the park and docks will require additional agreements with the developer.

Staff and the planning consultant also met for a detailed review of the project for the development of this report.

**8.0 Recommendation**

Council when reviewing an application for Development Permit has the following choices outlined under the *Planning Act* in Section 70.2 and O-Reg 608/06:

- (a) refuse the application;
- (b) approve the application and issue a development permit with no conditions attached;
- (c) approve the application and require that conditions be met before issuing a development permit;
- (d) approve the application and issue a development permit with conditions attached; or
- (e) approve the application, require that conditions be met before issuing a development permit and, when the conditions have been met, issue a development permit with conditions attached. O. Reg. 608/06, s. 10 (8).



It is our recommendation that the Planning Advisory Committee recommend to Council to approve the application and require the following conditions to be included in the Development Permit:

1. That the following technical reports be finalized and approved by the relevant agency(ies) these reports include:
  - a. Environmental Impact Study
  - b. Record of Site Conditions
  - c. Phase II Archaeological Study
2. That the section of Mill Street through the development be upgraded to municipal standards and that the section through the campus be designated as one-way.
3. That the alley identified on the enclosed site plan be upgraded to the Town's satisfaction.
4. That an easement for the public pathway be obtained from the abutting property.
5. That the recommendations of the Heritage Impact Statement Peer Review be referred to the Gananoque Heritage Committee.

Jane Almond MCIP RPP