

## TOWN OF GANANOQUE

### OPEN HOUSE and PUBLIC MEETING

At Kinsmen Hall – Stone St North – 6 PM to 9 PM

REGARDING: DEVELOPMENT OF 175 ST. LAWRENCE STREET

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Public Meeting to present the Request For Proposals (RFP) that had been received by the Town relative to the development of the municipal property known as 175 St. Lawrence Street (Commonly known as the Mitchel Wilson Property), Gananoque, ON.

Chairperson: Shelley Hirstwood, Economic Development Manager

Council Members Present:

Mayor Erika Demchuk:

Councillors: Robert Abbot, Jeff Girling, Jan Hayes, Joe Jansen, Bill Sheppard, and Anne Warren.

Public Present: approximately 111: including 9 from the developers; 2 from the media; and 7 Council members.

An **open house** was held from 6:00 PM to 7:00 PM where the public could view the various drawings and sketches that were submitted with the Request for Proposals.

At 7:00 PM the **Public Meeting** was called to order by Shelley Hirstwood, Economic Development Manager for the Town of Gananoque with the introduction of the two companies who had submitted RFP's.

Ms. Hirstwood opened the meeting with a brief overview of the Public Meeting process; and explained: the Project Overview, what the project means with relative to the Lowertown area; property description; that the RFP was for the Mitchel Wilson Property at 175 St. Lawrence St only; and highlighted on many of the comments received back thus far and what the development of the property could mean to the Town of Gananoque.

The Two Developers were:

#### **earthdevelopment**

- Presentation of the team
- Presented an overview of their proposal
- Feels it has to be about more than this one property – need a plan to cooperatively fix numerous properties on the waterfront.
- Architect presented the design of the proposal – highlighting on the development of numerous properties in the Lowertown area – 8 story development starts at St Lawrence Street tapering back to one story at Water Street.
- Presented numerous properties in Ontario that would be comparable to their proposal

#### **RMP Consultation**

- Presentation of the team
- Passionate in developing residential waterfront properties

- Prescott Mariners Club – they redeveloped the property
- Cornwall – cotton mill property on the waterfront redevelopment – 1<sup>st</sup> phase is completed
- Presentation of the design – including highlights on how it would tie into the developments that have already been done by the Town and residents at the park and the adjacent properties.
- Four story building along Water Street tapering back to three stories on St Lawrence Street as the property naturally slopes in that direction.
- Sold over 100 units on the St Lawrence River

### Public Question Period Followed

The public were encouraged to provide feedback and ask questions.

**Jim Garrah** – Decision making process who or what will determine the value of this project to the Town as part of the big picture and how does it integrate with the other properties in the lower Town

RESPONSE: SH collect all comments – provide to Economic Dev Committee – then to Council who will decide.

**Stan Skully** – given the complicated nature of the site remediation – what would the approach be.

RESPONSE:

earthdevelopment – look at holistically – contamination all over in the lower town not sure that remediation can be done on the one site alone successfully.

- Work with Town's engineers.

RMP – referred to the environmental clean-up done in Brockville very successfully – site has been isolated.

**Sylvia Berkman** - precedent that so many properties are going up for sale all at the same time – hopes that this development is not being look at a development in isolation but rather the whole lower town area. It is key to consider what the other properties affect a totally development. A follower of earthdevelopment. What opportunities for activation on the site?

RESPONSE:

earthdevelopment – magical place – if the town could figure out different things to do every week it would change the Town – referred to brickworks in Toronto that started with a farmers market.

RMP – Program that is going to enhance the community – mistake to come and try to sell a different product than what is already here – what is here is wonderful – the history that is already here is special.

**Paul Hirst** – participation of the community – really like earthdevelopment – sustainable – don't see anything to draw the public into the development. Concepts of condos – apart from residents living there – what is it going to bring people here – how does it invigorate the Town. TO bring people into the community is not enough.

RESPONSE: thanked him – encouraged to complete the comment sheet.

**Greg Scott** – didn't want a match stick project – it appears that RMP is a wood framed building – surprised that it is open exterior entrances – residents going outside to get mail, etc. Can see the condo corp wanting to close in the access corridors.

RESPONSE:

RMP - The building is a mix of concrete (primary); steel; and steel studding; – what they see is that the condo unit holders will be active in the community – participating in the various activities. Cornwall condo group is very active within themselves and in the community. RMP worked very hard with the design the interconnectivity flow from Water Street through to the downtown.

- There are several design features that have been successful in the past – one of the buildings it is one of the highest sellers in Cornwall.
- Could look into glass panels along the walkways – currently only at the design stage.

**Kent Fitzhugh** – thrilled to see the positive development. earthdevelopment have included properties that are owned privately why? RMP – façade is not brick or stone which would reflect the other exteriors of the older buildings in the lowertown.

RESPONSE:

earthdevelopment – very complex site – the building/s around the site are incomplete – larger global area of the Town was considered – process will be more inclusive of those in the lower town – round shape of the building is from the 1812 historical era.

RMP – the site slopes in a north west direction – will be on the lower section of the building along Market and Kate Streets as it slopes back toward St Lawrence St and will have primarily red brick where the property slopes back.

It was designed to have the materials and colour tie in with existing buildings in the area, such as at the historic village and boatline office building.

**Jan Hayes** – earthdevelopment – RFP seems to rely on personal properties – is earthdevelopment willing to restrict the development to just 175 St Lawrence St. or will the development not move forward if deals cannot be made by earthdevelopment with adjacent property owners.

RESPONSE:

earthdevelopment had a conversation with the Mayor a few weeks back and they (earthdevelopment) had confirmed that they realized that their RFP could have been thrown out for being non-compliant – have refrained from approaching neighbouring property owners at this time. However, they felt the whole lowertown area needed to be considered.

**Heather McColm** – how many commercial spaces are going to be in the development.

RESPONSE:

RMP – 60,000 of gross floor area – primary along the front 60,000 square foot broken into primarily a food service area – 25% will be given back to the Town at the South east corner of the development to a museum, artisan area, etc.

earthdevelopment – showed a confidential sheet that had been included in their proposal – 12,000 to 20,000 square feet could be made available – local service shops – prefer getting rid of all commercial and create more parking and make the height of the building slightly lower.

**Chris MacCrae** – own stone mills property – agree look at the whole area of the lowertown – the lowertown study at the time emphasizes a main business walkway to the downtown – the development of this property distracts from the downtown core.

**Anne Warren** – earthdevelopment – rendering shows 8 stories whereas with the lowertown study restricts the number of stories to 6 or 7 stories (65.6 feet).

RESPONSE:

earthdevelopment - can do better – currently at the design stage and the height of the building can be lowered.

**Ange Hoyt** – thank the Town for embaracking on this project. Keeping Lowertown plan alive. Thanked both developers for being present. Town prospective – sale of the property is it at market value?

RESPONSE:

Shelley Hirstwood this is a contaminated site – the price will dealt with through a negotiation process – the Town is aware of the cost to clean up the brownfield property.

earthdevelopment comes at it from a different perspective – may not be able to remediate lower town – may need to do a site remediation development without doing a total excavation. Have to be careful in the negotiation process – referred to brickworks process.

RMP – early stage there was the criteria that the RFP required developers to meet. The RFP was very specific about the property that was to be developed. Have done quite a bit of brownfield clean-up – site needs to be remediated to MOE standards. The estimated price of \$1.6 million is probably correct for the clean-up of property – process is governed by MOE legislation.

**Diane Lockford** – condominium units do you have any thoughts about the units being more accessible – barrier free area.

RESPONSE:

earthdevelopment – coined phrase – building takes a universal approach to move people through the development barrier free – changes happen with public input. Building is designed with four elevators. Possible over designing could be considered – currently only at the design stage – open to suggestions.

RMP – normally design with a little over 10% of the units for handicapped with free movement – barrier free. Corridor and access to building designed with consideration for disabilities or handicapped individuals.

**John Nalon** – interested in the history of the Town – earthdevelopment going to make history in Gananoque – keep cost of units down. To Council now that archives are moved to the waterfront – cover off the pumping station – will the sewer system accommodate. Complimented staff on their work.

RESPONSE:

Shelley H. public utilities department have confirmed there is capacity – public works can provide extra detail.

Shelley Hirstwood encouraged everyone to complete a questionnaire sheet and submit them to the Town.

Meeting adjourned at 9:05 PM.