

NOTICE OF MEETING

Proposed Class III Development Permit Amendment

TAKE NOTICE THAT the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, MAY 24, 2022 at 6:00 P.M.** via **TELECONFERENCE** to consider and provide a recommendation to Council on the Development Permit Amendment application below.

AND TAKE FURTHER NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **TUESDAY, JUNE 7, 2022 at 6:00 P.M.** via **TELECONFERENCE** and **IN-PERSON** to consider the following application.

*The **TOLL-FREE PHONE NUMBER** and **ACCESS CODE** will be found on the meeting agenda, posted to the Town website at <https://www.gananoque.ca/town-hall/meetings> prior to the meeting.

File No. **DP2021-23A**

APPLICANT: **Frank Belerique, Horizon Legacy**
OWNER: **Horizon Marco Polo Lp/
Horizon Marco Polo Inc.**

The property municipally and legally described as
425 Fourth Street (vacant lands)

1. PLAN 86 LOTS 161 TO 163 LOT 165, 167, 169, 171, 173, 175, 177, 179, 180 AND,
2. PLAN 86 PT LOT 314 PT LOT 316
Town of Gananoque

has applied to the Town of Gananoque for a Development Permit Amendment to

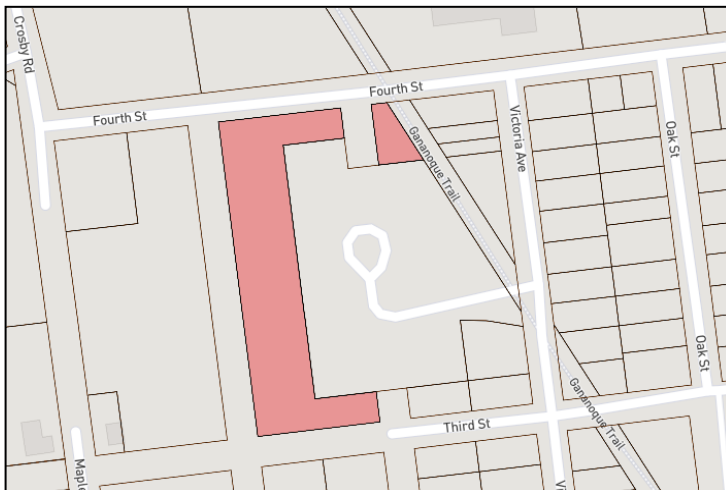
Amend the site plan to include a fifth residential building (containing three units) and alter the overall layout of the property (including reduction of distance between buildings and relocation of proposed community garden amenity)

Additional information in relation to the proposed development permit is available for inspection at the Town Hall Administration Offices located at 30 King Street East, Gananoque, ON, on the Town website at <https://www.gananoque.ca/town-hall/meetings>, by emailing assistantplanner@gananoque.ca or by calling Chanti Birdi 613-382-2149 ext. 1129.

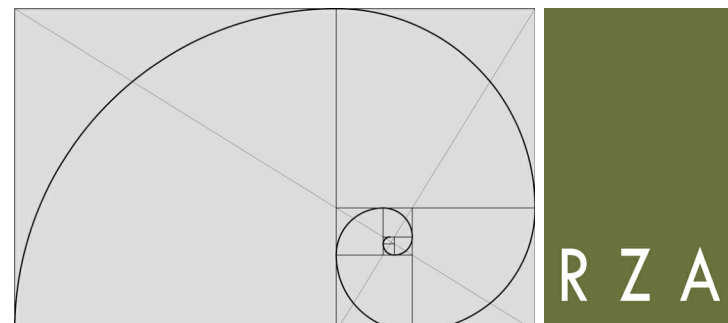
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.

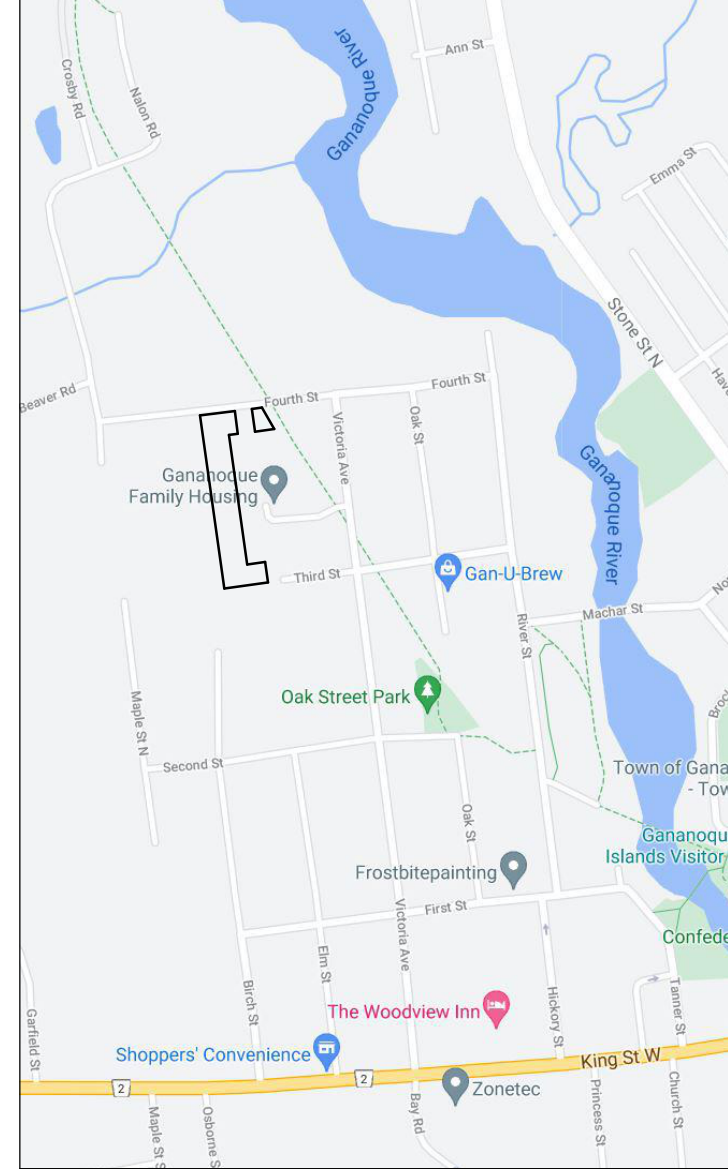
DATED this 3rd day of **MAY, 2022**



Brenda Guy
Manager of Planning and Development
bguy@gananoque.ca
613-382-2149 Ext.1126



RICHARD ZIEGLER ARCHITECT INC.
 39 POLSON STREET TORONTO, ONTARIO M5A 1A4
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KEY PLAN

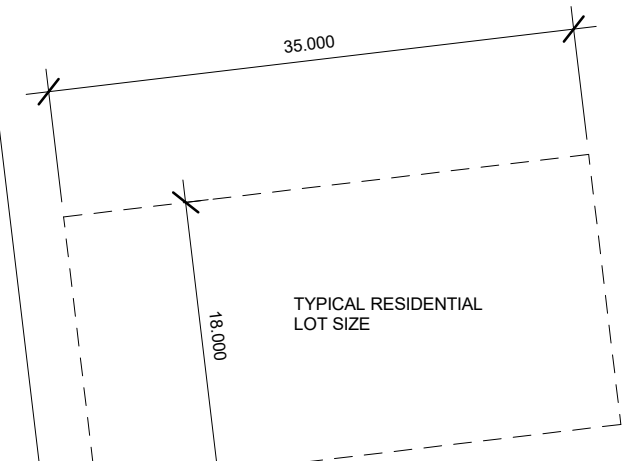
PROJECT STATISTICS

ZONING:	RESIDENTIAL	
LOT AREA:	8299.89 sm.	
LOT COVERAGE:	580.00 sm.	7%

5 - 2 STORY TRIPLEXES
 19 PARKING SPACES (INCLUDING 2 BARRIER FREE)

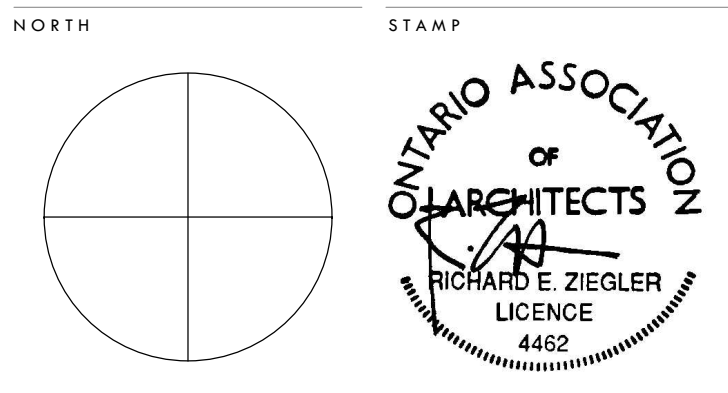
Main Lot
 Pin Number 442530718
 Legal Description
 LT 161 W GANANOQUE RIVER, 162 W GANANOQUE RIVER, 163 W GANANOQUE RIVER, 165 W GANANOQUE RIVER, 167 W GANANOQUE RIVER, 169 W GANANOQUE RIVER, 171 W GANANOQUE RIVER, 173 W GANANOQUE RIVER, 175 W GANANOQUE RIVER, 177 W GANANOQUE RIVER, 179 W GANANOQUE RIVER, 180 W GANANOQUE RIVER PL 86; GANANOQUE

Bonus Lot
 Pin Number: 442530514
 Legal Description
 PT LT 314 W GANANOQUE RIVER, 316 W GANANOQUE RIVER PL 86 AS IN LR269761 S/T INTEREST IN LR167335; GANANOQUE



14	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	05.03.22
14	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	04.29.22
13	UPDATED & RE-ISSUED FOR PLANNING DISCUSSION	04.18.22
12	UPDATED & RE-ISSUED FOR PLANNING DISCUSSION	04.07.22
11	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	03.28.22
10	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	02.04.22
09	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	01.06.22
08	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	12.20.21
07	ISSUED FOR PLANNING APPROVALS	12.09.21
06	ISSUED FOR PLANNING APPROVALS	12.07.21
05	ISSUED FOR BUILDING PERMITS	11.22.21
04	UPDATED & ISSUED FOR PRE-CONSULTATION	10.28.21
03	UPDATED & ISSUED FOR REVIEW	10.26.21
02	UPDATED & ISSUED FOR REVIEW	09.22.21
01	ISSUED FOR REVIEW	08.18.21

NO. REVISION DATE (MM/DD/YY)
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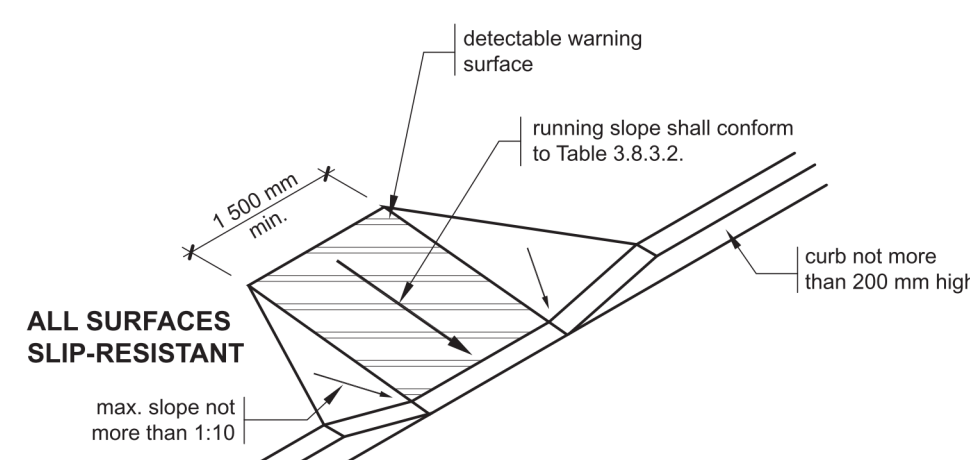
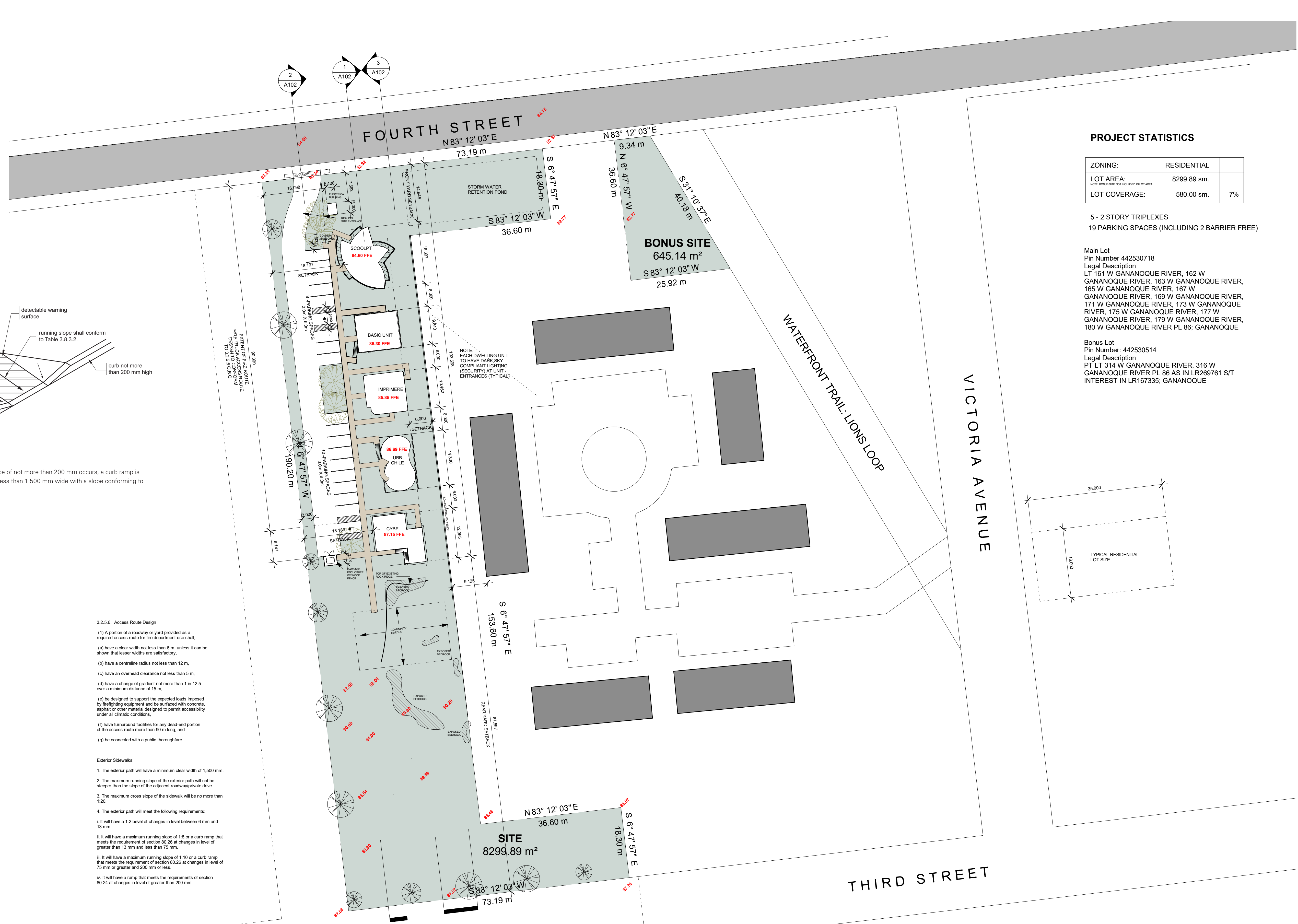
MARCO POLO 100 DESIGN CHALLENGE

425 FOURTH STREET,
 GANANOQUE ONTARIO

SITE PLAN

SCALE	As indicated	PROJECT NUMBER	202136
DATE	2022-05-03 10:52:02 AM	CHECKED	REZ
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A101



3.8.3.2. Exterior Walks
 Figure 10-18A Where a difference of not more than 200 mm occurs, a curb ramp is permitted to be used that is not less than 1 500 mm wide with a slope conforming to Table 3.8.3.2.

3.2.5.6. Access Route Design
 (1) A portion of a roadway or yard provided as a required access route for fire department use shall:
 (a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory.
 (b) have a centreline radius not less than 12 m.
 (c) have an overhead clearance not less than 5 m.
 (d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m.
 (e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions.
 (f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
 (g) be connected with a public thoroughfare.

Exterior Sidewalks:
 1. The exterior path will have a minimum clear width of 1,500 mm.
 2. The maximum running slope of the exterior path will not be steeper than the slope of the adjacent roadway/private drive.
 3. The maximum cross slope of the sidewalk will be no more than 1:20.
 4. The exterior path will meet the following requirements:
 i. It will have a 1:2 bevel at changes in level between 6 mm and 13 mm.
 ii. It will have a maximum running slope of 1:8 or a curb ramp that meets the requirement of section 80.26 at changes in level of greater than 13 mm and less than 75 mm.
 iii. It will have a maximum running slope of 1:10 or a curb ramp that meets the requirement of section 80.26 at changes in level of 75 mm or greater and 200 mm or less.
 iv. It will have a ramp that meets the requirements of section 80.26 at changes in level of greater than 200 mm.

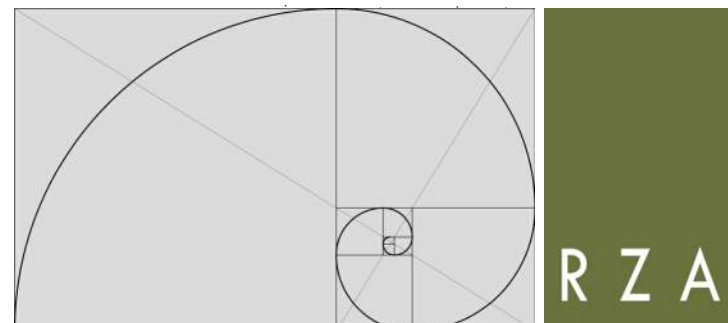
ZONING REQUIREMENTS

	Required	Proposed
1. LOT AREA (Minimum)	668.0 sm.	8,299.89 sm.
2. LOT COVERAGE (Maximum)	35 %	7 %
3. LOT FRONTAGE (Minimum) (4th Street)	20.0 m	73.19 m
4. FRONT YARD SETBACK (Minimum) (4th Street)	6.0 m	14.94 m
5. EXTERIOR SIDE YARD SETBACK (Minimum)	4.5 m	18.18 m
6. INTERIOR SIDE YARD (Minimum)	1.2 m	6.0 m
7. REAR YARD DEPTH (Minimum)	9.0 m	87.6 m
8. BUILDING HEIGHT (Maximum)	11.0 m	9.0 m
9. DWELLING UNITS PER LOT	3	15
10. PARKING SPACES % OF FRONT YARD	50 %	0.0 %
11. PARKING SPACES % OF EXT. SIDE YARD	50 %	44.0 %
12. REQ'D PARKING (1.25 Spaces per Dwelling Unit)	19	19

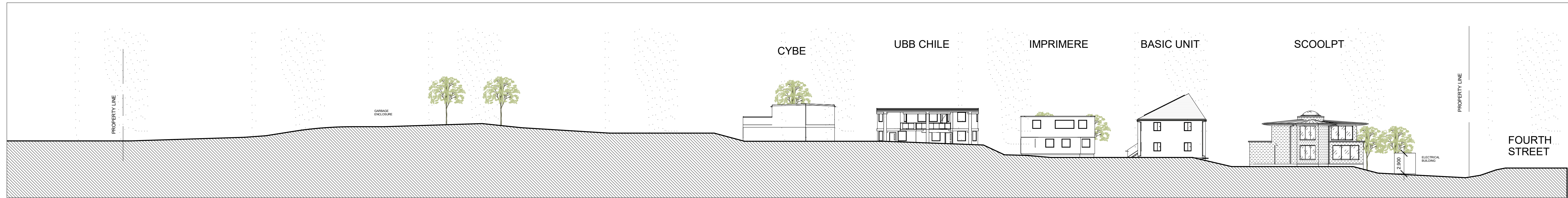
Including 2 B.F. Spaces

1 SITE PLAN
 1:500

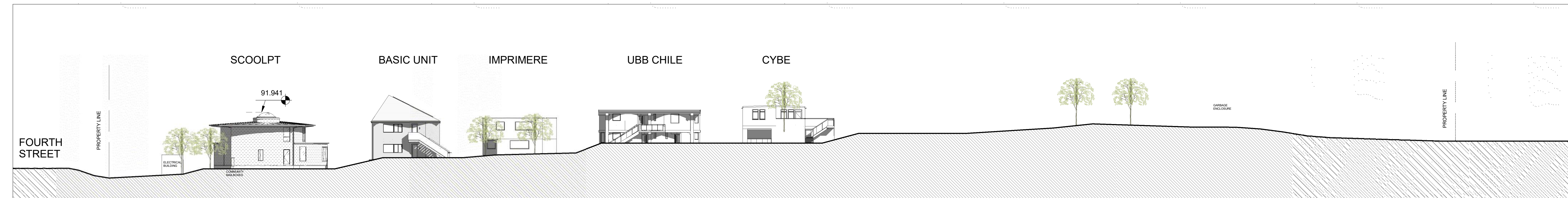
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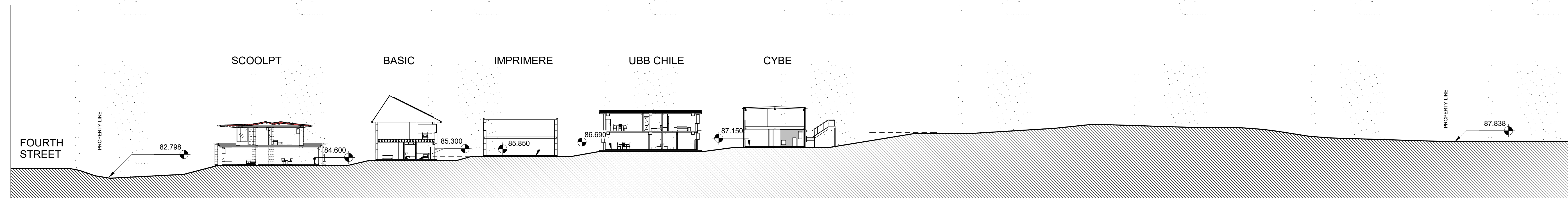
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3 REAR ELEVATION
 A102 1:300



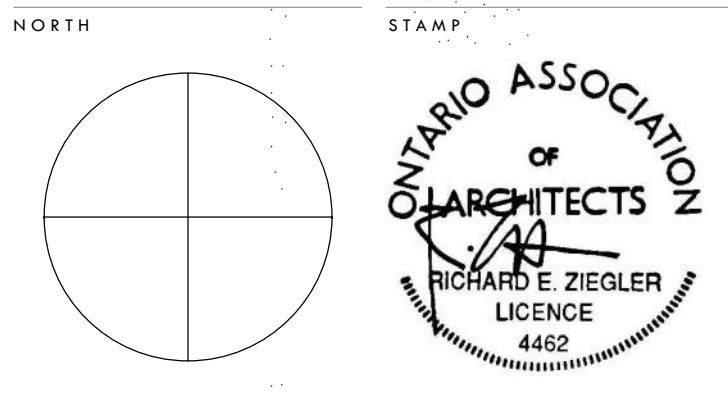
2 FRONT ELEVATION
 A102 1:300



1 PRELIMINARY NORTH-SOUTH SITE SECTION
 A102 1:300

NO.	REVISION	DATE (MM/DD/YY)
10	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	04.29.22
09	UPDATED & RE-ISSUED FOR PLANNING DISCUSSION	04.18.22
08	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	03.28.22
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06	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	01.06.22
05	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	12.20.21
04	ISSUED FOR PLANNING APPROVAL	12.09.21
03	ISSUED FOR PLANNING APPROVAL	12.07.21
02	ISSUED FOR BUILDING PERMITS	11.22.21
01	ISSUED FOR PRE-CONSULTATION	10.28.21

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MARCO POLO 100 DESIGN CHALLENGE

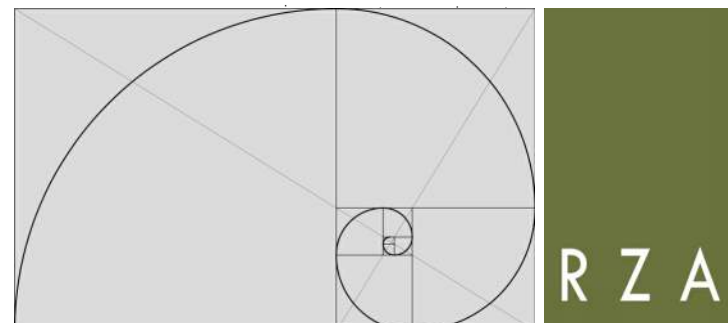
425 FOURTH STREET,
 GANANOQUE ONTARIO

PRELIMINARY SITE SECTION, ELEVATIONS

SCALE	PROJECT NUMBER
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DATE	2022-04-29 2:08:55 PM
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A102

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FILE NAME: Y:\2021\Projects\202136 - Marco Polo 100 Digital Build Challenge\Marco Polo 100\Marco Polo 100\Condensed Site Plan_2022-04-29.rvt
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08	UPDATED & RE-ISSUED FOR PLANNING DISCUSSION	04.18.22
07	UPDATED & RE-ISSUED FOR PLANNING APPROVAL	03.28.22
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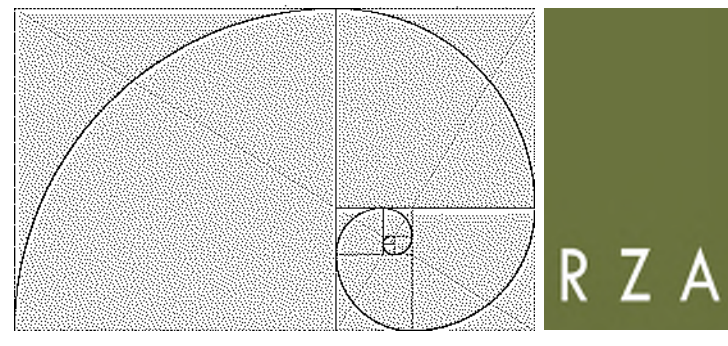
MARCO POLO 100 DESIGN CHALLENGE

425 FOURTH STREET,
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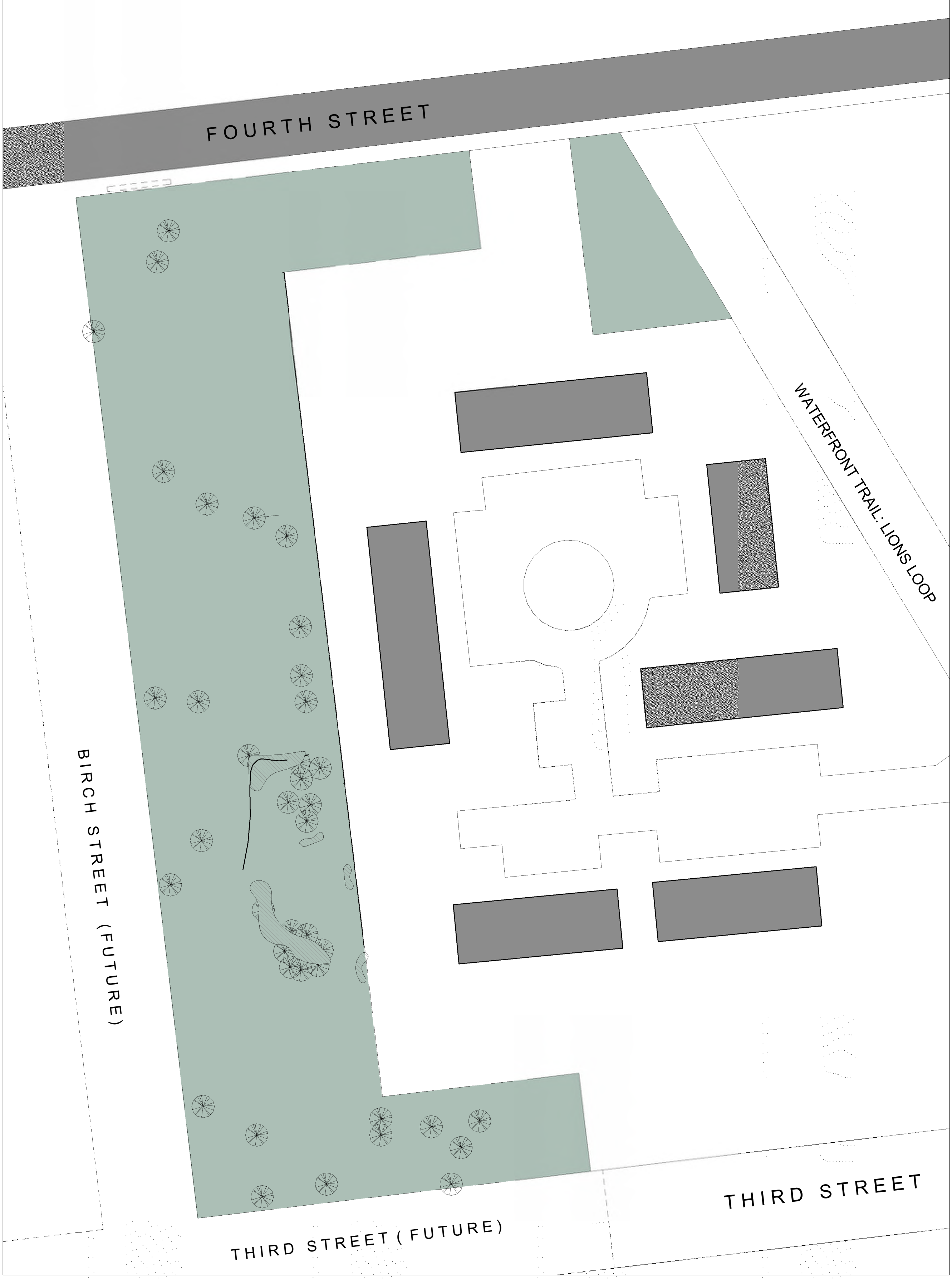
AXONOMETRIC VIEW

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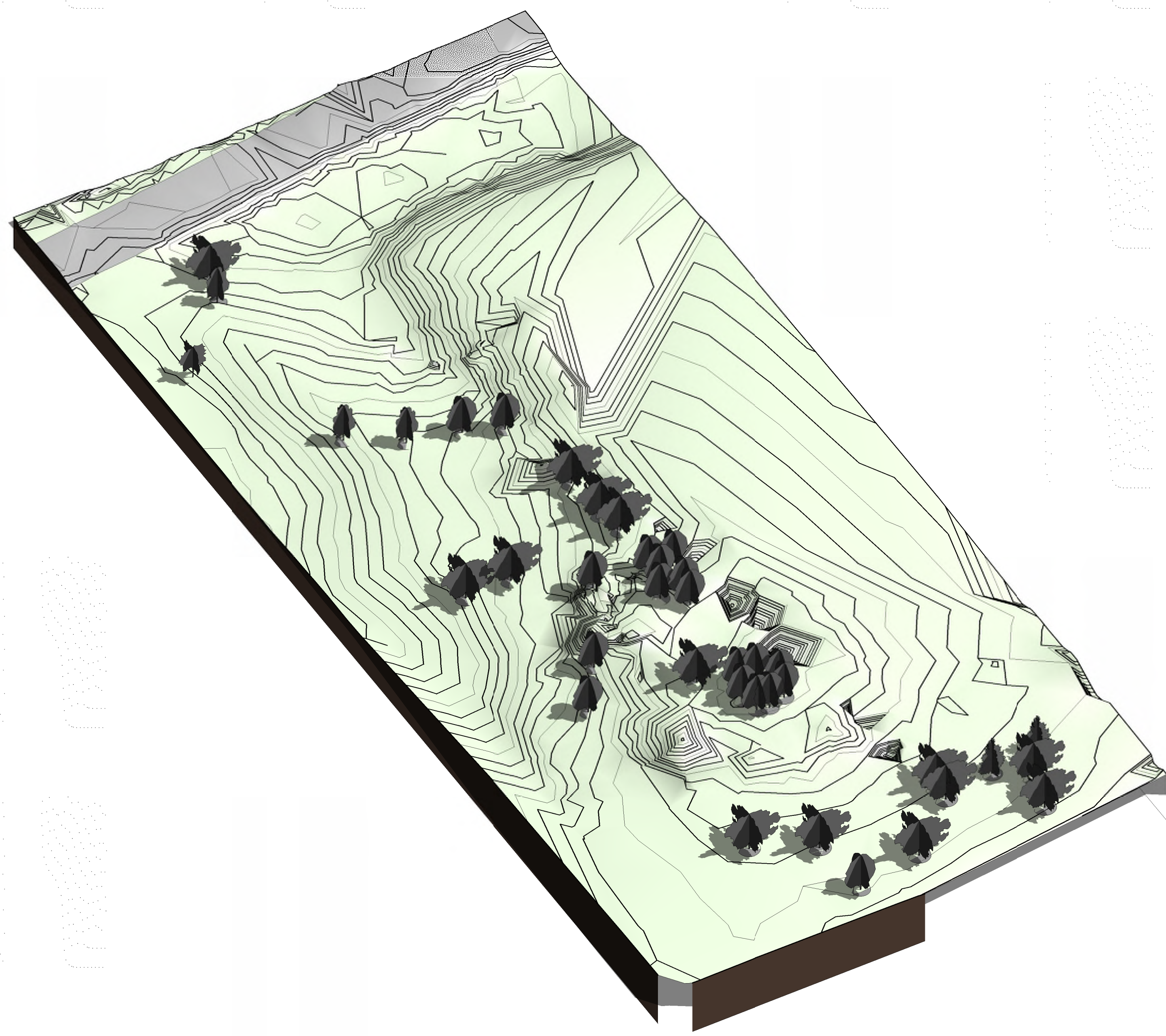
A103



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1 SITE - EXISTING LANDSCAPE
 L100 1:500



2 3D EXISTING SITE
 L100

01	ISSUED FOR PLANNING APPROVAL	05.03.22
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NO. REVISION DATE (MM/DD/YY)

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MARCO POLO 100 DESIGN CHALLENGE

425 FOURTH STREET,
 GANANOQUE ONTARIO

EXISTING & REMOVAL LAYOUT

SCALE	1:500	PROJECT NUMBER	202136
DATE	2022-05-03 10:20:11 AM		
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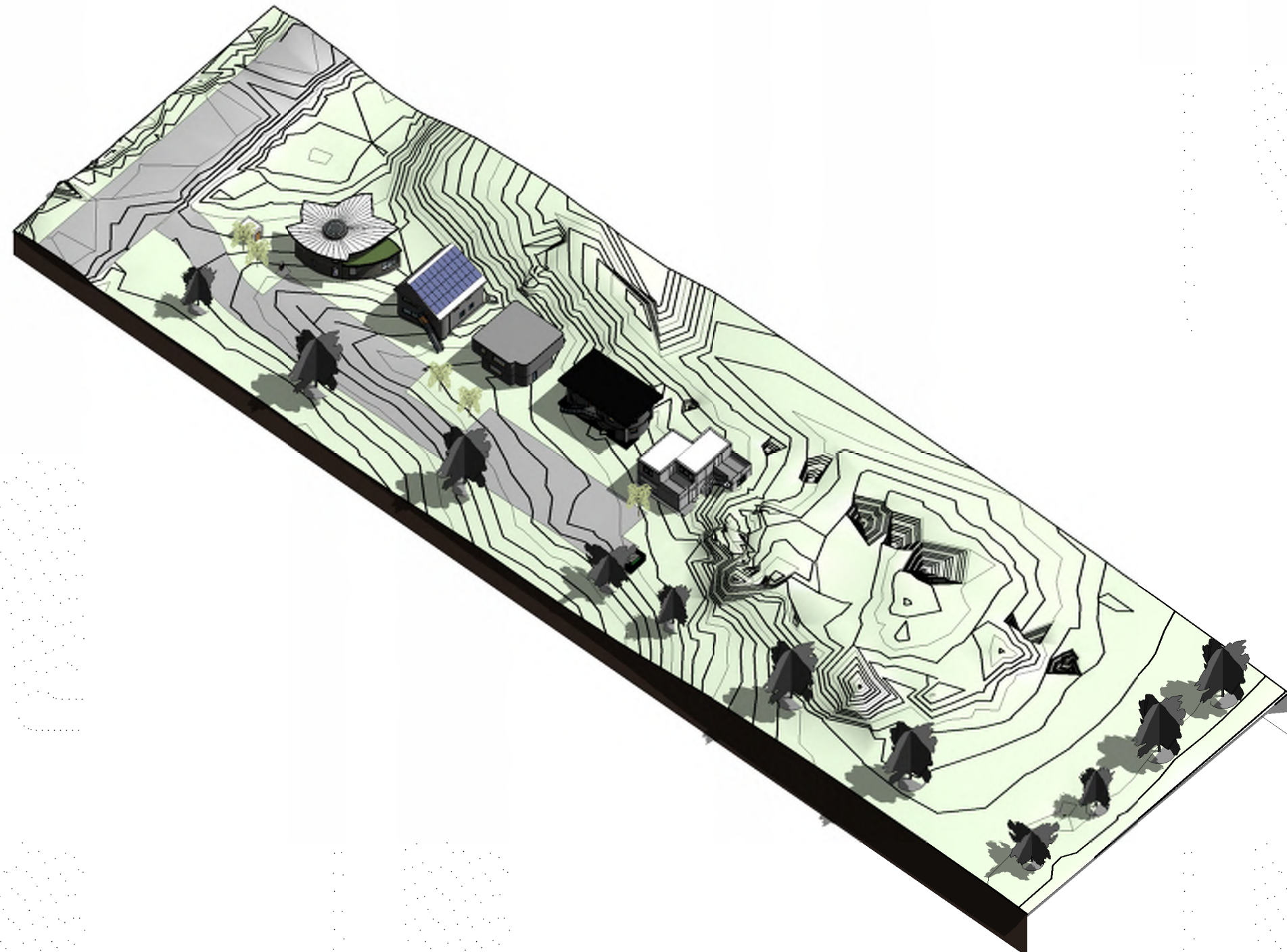
FILE NAME: Y:\2021 Project\202136 - Marco Polo 100 Digital Build Challenge\Revised Plans 2022\01_11_Planet Rev R14.rvt, 2022, Macro Plot, Macro Plot, Condensed Site Plan, 05/03/2022 10:20:11 AM
 PLOT DATE: 2022-05-03 10:20:11 AM



	MAIDENHAIR TREE <i>Ginkgo biloba</i> 40 mm -70 mm Height: 18m Spread: 11m Zone: 4-9 Shape: Pyramidal Foliage: Bright Green An ancient tree that is well known for its disease resistance. Uniquely shaped leaves are bright green in the summer, turning a beautiful yellow in the fall.	
	NATIVE RED MAPLE / ÉRABLE ROUGE <i>Acer rubrum</i> 40 mm -70 mm Height: 20m Spread: 15m Zone: 3b-9 Shape: Rounded Foliage: Green A lovely native tree that is adaptive to a wide range of conditions.	
	PIN OAK / CHÊNE DES MARAIS <i>Quercus palustris</i> 40 mm -70 mm Height: 12m Spread: 13m Zone: 4-9 Shape: Pyramidal Foliage: Dark Green Pin Oak grows faster than most Oaks, and makes a great city tree due to its high tolerance to pollution. Leaves are dark green, with interesting, pointed lobes, and an outstanding red fall colouring.	
	BURR OAK / CHÊNE À GROS FRUITS <i>Quercus macrocarpa</i> 40 mm -70 mm Height: 17m Spread: 13m Zone: 2-9 Shape: Upright Foliage: Dark Green A hardy native Oak with unusual branching characteristics and corky twigs that provide some added beauty in the winter months. The foliage is dark green through spring and summer and becomes copper in the fall.	
	BLACK WALNUT / NOYER NOIR <i>Juglans nigra</i> 40 mm -70 mm Height: 20m Spread: 18m Zone: 3-9 Shape: Rounded Foliage: Green A massive, rounded tree that is a great fit for large spaces where it can reach its full potential. The light green leaves are large and become soft yellows in the fall. The dark fluted bark adds some winter interest.	



COMMUNITY GARDEN



01	ISSUED FOR PLANNING APPROVAL	05.03.22
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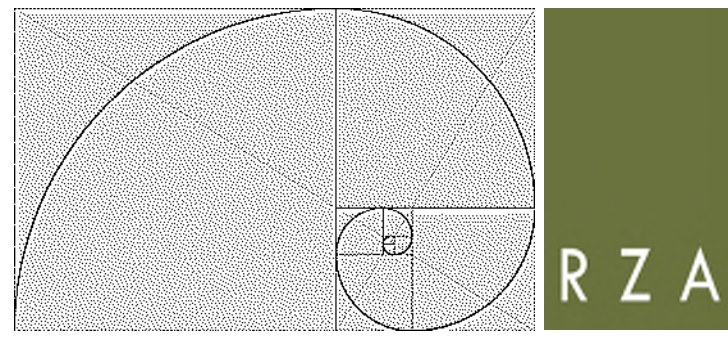
425 FOURTH STREET,
GANANOQUE ONTARIO

PROPOSED LANDSCAPE

SCALE	As indicated	PROJECT NUMBER
DATE	2022-05-03 10:22:19 AM	202136
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FILE NAME: Y:\2021 Project\202136 - Marco Polo 100 Digital Build Challenge\Basic Plan File 2022.01.11\Plan File.rvt; 2022 Marco Polo\Marco Polo_Condensed Site Plan_2022.05.03.dwg
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1 SITE - PROPOSED LANDSCAPING
1:500



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 PLOT DATE: 2022-05-03 10:20:19 AM

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MARCO POLO 100 DESIGN CHALLENGE

425 FOURTH STREET,
 GANANOQUE ONTARIO

SITE PHOTOS - EXISTING LANDSCAPE

SCALE	PROJECT NUMBER
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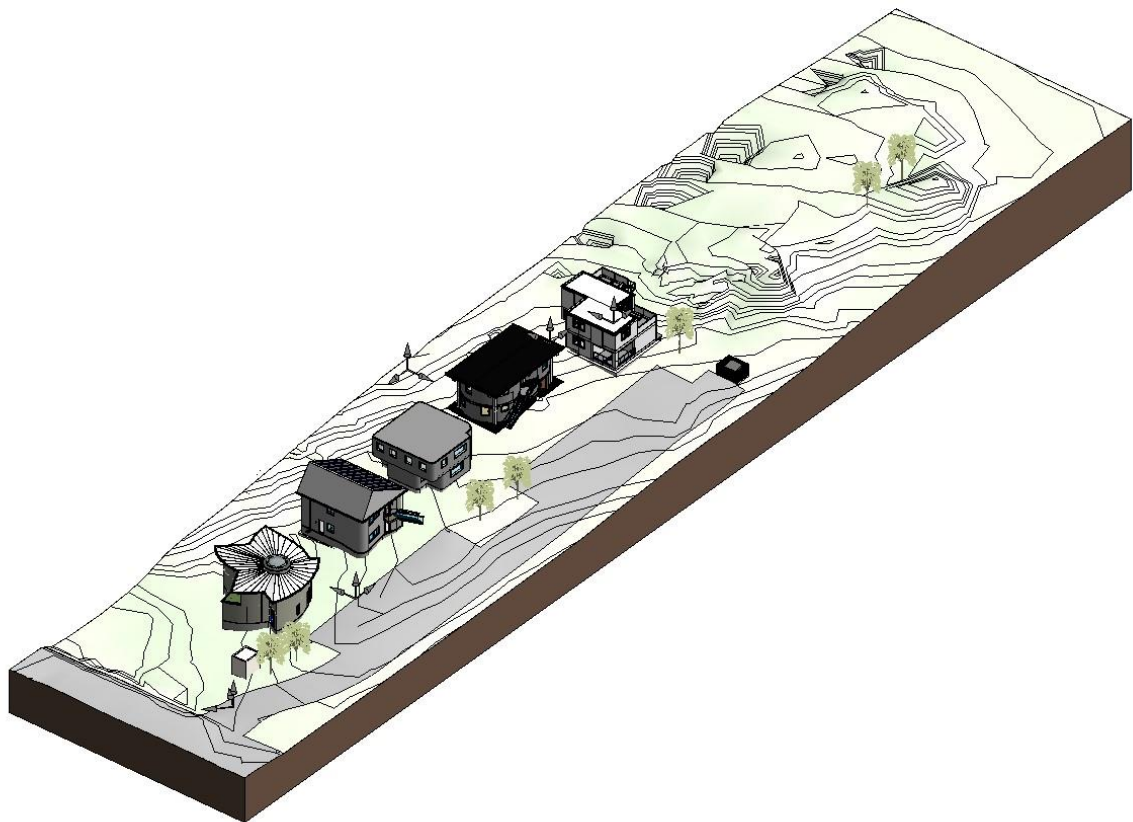
MARCO POLO 100

Digital Build Challenge

PLANNING RATIONALE

MARCO POLO 100 DIGITAL BUILD CHALLENGE

FOURTH STREET, GANANOQUE ONTARIO



2022.01.12 (Rev. 2022.05.03)

EXECUTIVE SUMMARY

THE MARCO POLO 100 PROJECT IS A GROUPING OF 5 TRIPLEXES PROPOSED FOR THE PROPERTY AT (NO CIVIC ADDRESS) PLAN 86 LOTS 161 TO LOT 163, LOT 165, LOT 167, LOT 169, LOT 171, LOT 173, LOT 175, LOT 177, LOT 179 AND LOT 180; AND PLAN 86 PT LOT 314, PT LOT 316.

THE PLANNING RATIONALE OUTLINES HOW THESE GOALS ARE REACHED AND FORMS A PART OF THE DEVELOPMENT PERMIT PROCESS.

THE MARCO POLO 100 PROJECT MEETS THESE REQUIREMENTS THROUGH A VARIETY OF FACTORS; WITH THE UNIQUE SIZE AND CONFIGURATION OF THE LOT AND THE PROPOSED DEVELOPMENT WE DON'T BELIEVE ANY ZONING BY-LAW RELIEF IS REQUIRED OTHER THAN THE NUMBER OF DWELLING UNITS PER LOT.

APPROVAL OF THE ZONING REQUESTS IS CRITICAL TO ACHIEVE THE GOALS SET OUT IN THE APPLICABLE PLANNING DOCUMENTS.

INTRODUCTION

The Marco Polo 100 Project is a proposed 5-Triplex Project located on a vacant site bounded by Fourth Street to the north, Third Street (future extension) to the south and the future Birch Street to the west. This Planning Rationale document has been prepared to explain how the design of the building meets the planning objectives of the Town of Gananoque.

The Town of Gananoque uses a Development Permit process which combines planning approvals such as zoning, site plan and minor variances into one development stream. This document has been prepared in support of the development permit process.

BACKGROUND

Horizon Legacy Group is in production to finance and build the first and largest 3D printed neighborhood in Canada, pioneering the use of robots and automation in multi-storey building construction. This project is born out of the Marco Polo 100 Digital Build Challenge, the biggest construction technology innovation competition in North America.

The winning teams are:

- Scoolpt representing the Czech Republic;
- CyBe, representing the Netherlands;
- Imprimere, representing Switzerland;
- UBB Chile, representing Chile;

The Marco Polo 100 Challenge was created to solve the problem of affordable housing by asking participants to design a multi storey building for \$100/sq ft using new technologies and processes and reduce traditional construction timelines by up to 50%. The Challenge is unique in that it brings innovative ideas into the real world by constructing a building that satisfies existing market and regulatory standards. In addition to cash prizes, the Sponsor is offering up to \$10M in funding, land and experts to support the teams.

Each team is working with an experienced team of architects, engineers, technology experts, and builder to fully develop their designs. The unique buildings showcasing innovative construction technologies or processes will be built in Gananoque, Ontario.

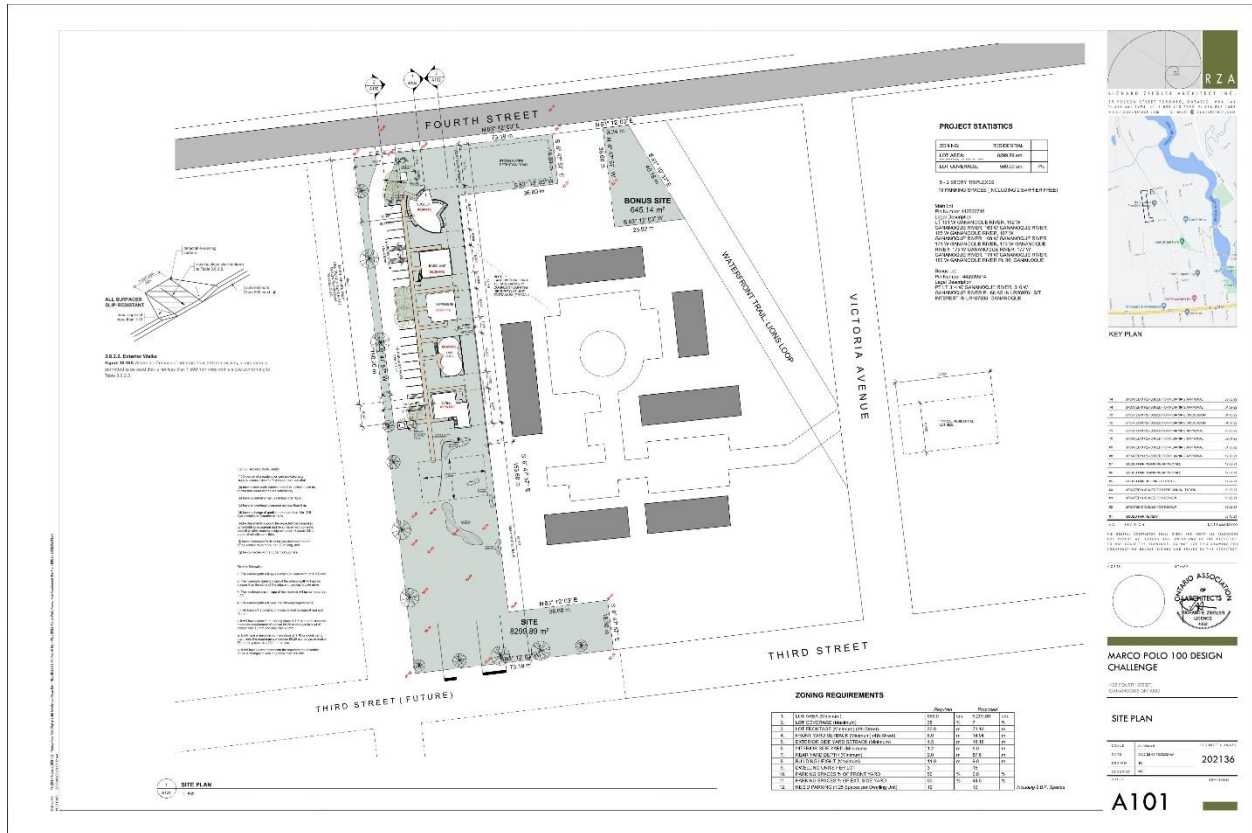
Highlights

- The project will build the first 3D printed neighbourhood in Canada. The Sponsor Horizon Legacy Group is pioneering the use of robots and automation in construction.
- Over 400 people from nearly 60 countries registered in Stage 1. Submissions were considered by a 12 member jury with expertise in construction, architecture, engineering, 3D printing, prefabrications, quantity surveying, and finance.
- the small buildings will be built in Gananoque, Ontario to demonstrate the technology concept. Known as Gateway to the 1000 Islands, this water-front community of 5000 people is perfect for young families building their life and established families looking for a safe, quiet place to downsize, work or play.

PHYSICAL DESCRIPTION

The Marco Polo 100 Project consists of 5 triplex units on a lot that currently is accessed of Fourth Street but will eventually be addressed from Birch Street. In spite of that our Planning Rationale recognizes that our Front Yard will be the Fourth Street yard.

Legal Description: Lots 161, 162, 163, 165, 167, 169, 171, 173, 175, 177, 179, 180 and Part of Lots 314 and 316 West of the Gananoque River Compiled Plan 86 (West) Town of Gananoque, County of Leeds.



SITE PLAN

Total Gross Floor Area	1,160 sm.	(5 buildings)
Main Floor Area	580 sm.	
Second Floor Area	580 sm.	
Building Height:	9.0 m	

DESIGN SUSTAINABILITY

- * sustainable site development
- * water efficiency
- * energy efficiency
- * materials selection
- * indoor environmental quality

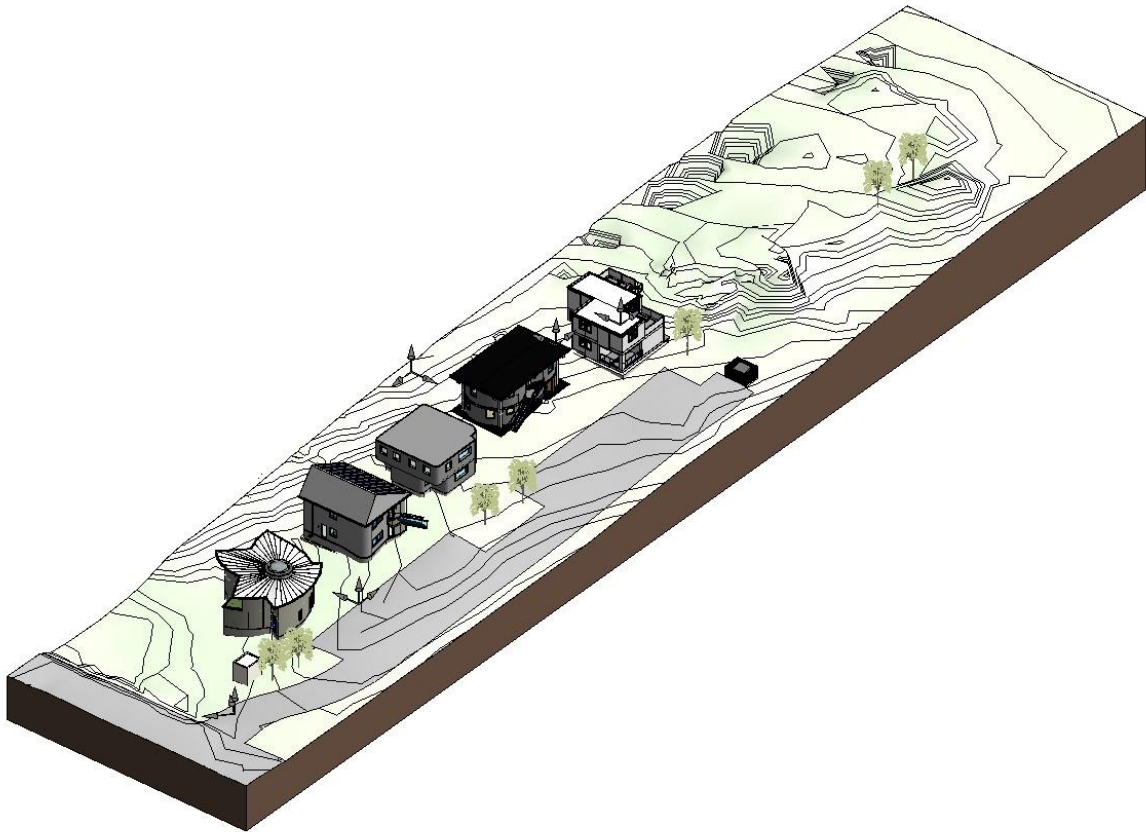
The development uses a variety of technologies and methods including, but not limited to:

Insulated 3D printed Concrete, recycled and slag concrete, building orientation (solar panels), and energy star certified electronics.

In most cases stairwells are open to the exterior, greatly reducing the energy required to operate the building.

ARCHITECTURAL DESIGN

The Architectural Design for each of the Triplexes are unique and are primarily a result of the emerging technology unique to each building. The overall project is a mix of 3D printed concrete homes and modular buildings. As the teams responsible for the design of the buildings are international some of the materials and technologies employed are new to Ontario. Examples of this include proprietary concrete mixes, and spray cork coatings.



OVERALL SITE AXONOMETRIC



CYBE



IMPRIMERE



SCPOOLPT



UBB CHILE



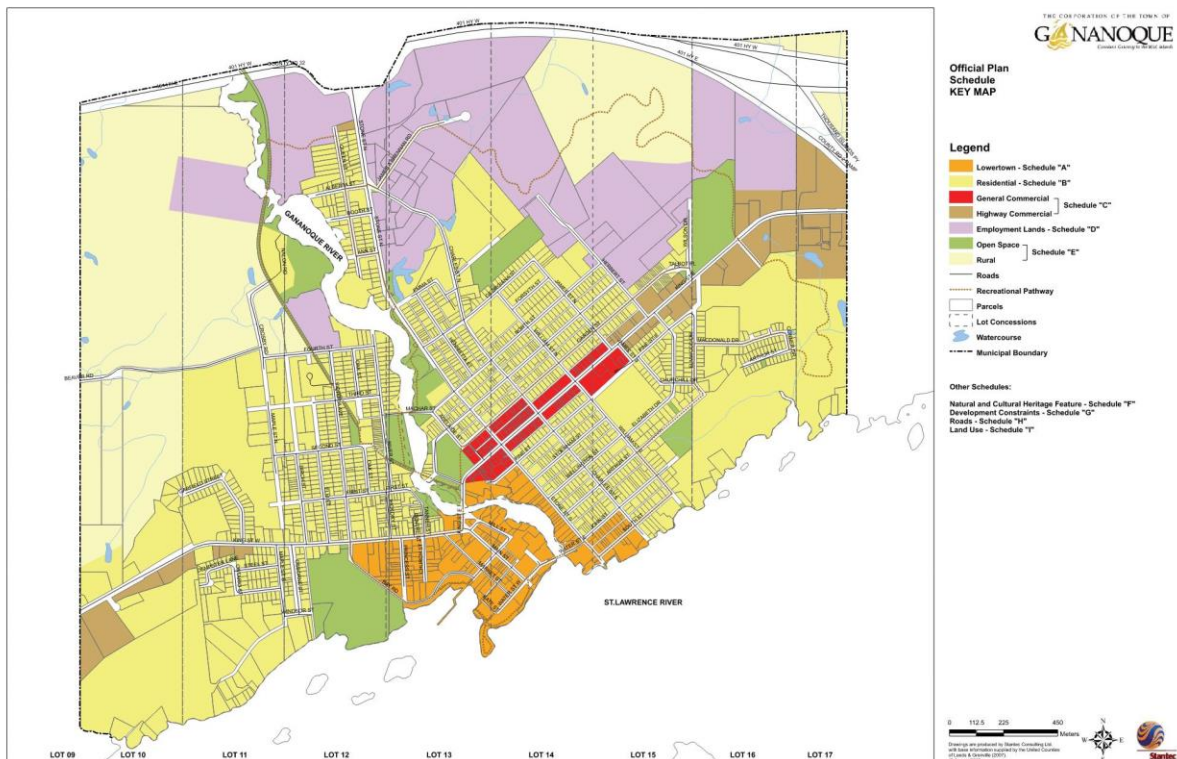
BASIC UNIT

BUILDING MATERIALS

The overall project is a mix of 3D printed concrete homes and modular buildings. Materials include 3d printed concrete with elastomeric paint finish, spray cork coating, acrylic stucco, and 2 ply modified bitumen membrane for roofing. Fenestration will be vinyl windows w/ low-e coated insulated glazing.

The exterior walkways that serve each triplex will be broom finish concrete and designed to conformed to Ontario Accessibility Standards (note: the dwelling units aren't required to be barrier free accessible).

OFFICIAL PLAN GOALS & ACHIEVEMENTS



* extensive open green spaces

* people friendly spaces

* community gardens

The Marco Polo 100 Project helps achieve these goals, and complies with this official plan by employing a number of design features:

EXTENSIVE OPEN GREEN SPACES

The Marco Polo Project has been designed to incorporate a higher percentage of green space than is typically found in this type of development. The triplexes are separated by a minimum of 6m green space between adjacent buildings. Parking is kept in the yard directly off the laneway to maximize green space between and behind the triplexes. Communal garden space has been included at the south end of the buildings.

BUILDING AND LANDSCAPE DESIGNS MUST CONFORM TO THE ZONING REQUIREMENTS

Zoning: Official Plan Designation: Residential – Schedule B

Development Permit Designation: Residential

The Marco Polo 100 Project meets the intent of the zoning requirements set forth in the official plan. It does request relief from some zoning requirements as outlined in the following section: Zoning Relief Request.

ZONING REQUIREMENTS:

		<i>Required</i>		<i>Proposed</i>	
1.	LOT AREA (Minimum)	668.0	sm.	8,299.89	sm.
2.	LOT COVERAGE (Maximum)	35	%	7	%
3.	LOT FRONTAGE (Minimum) (4th Street)	20.0	m	73.19	m
4.	FRONT YARD SETBACK (Minimum) (4th Street)	6.0	m	14.94	m
5.	EXTERIOR SIDE YARD SETBACK (Minimum)	4.5	m	18.18	m
6.	INTERIOR SIDE YARD (Minimum)	1.2	m	6.0	m
7.	REAR YARD DEPTH (Minimum)	9.0	m	87.6	m
8.	BUILDING HEIGHT (Maximum)	11.0	m	9.0	m
9.	DWELLING UNITS PER LOT	3		15	
10.	PARKING SPACES % OF FRONT YARD	50	%	0.0	%
11.	PARKING SPACES % OF EXT. SIDE YARD	50	%	44.0	%
12.	REQ'D PARKING (1.25 Spaces per Dwelling Unit)	19		19	

Including 2 B.F. Spaces

ZONING RELIEF REQUEST

The relief from the Zoning Bylaw Requirements that the Marco Polo 100 Project is requesting is:

DWELLING UNITS PER LOT:

The Zoning Bylaw indicates 3 Dwelling Units per Lot (Triplex). As the entire property will be under one ownership and not severed into individual lots we are proposing 15 dwelling units (5 Triplexes).

REAR YARD DEPTH

While we aren't looking for relief from the Zoning Bylaw requirements for Rear Yard Depth it is worth mentioning that:

We are proposing a rear yard depth of 87.6m rather than the 9.0m required by the zoning bylaw. This may be reduced when/if additional homes are constructed. In no case will the rear yard depth be less than 9.0m. A north-south laneway for access and (fire-fighting access) to the buildings will be constructed in the exterior side yard setback. The laneway pushes the buildings to the east. This and the existing gradients of the site requiring space for exterior steps between the parking and the triplexes necessitated the 6.0m interior side yard setback. (note: this meets the min. side yard depth requirement of 1.2m). The proximity to the properties to the east is somewhat mitigated by the inclusion of an opaque wooden fence along the eastern property boundary.

CONCLUSION

This Planning Rationale has been composed to support the development permit for the Marco Polo 100 Project. The proposed design meets the requirements of both the Official Plan and the Zoning Bylaw.

APPENDIX "B" – REPORTS AND DOCUMENTS

The Following reports, drawings, documents, and/or studies have been submitted to the Municipality:

Marco Polo Architectural Site Plan Set (3 drawings)

21050 Marco Polo Gananoque Geotechnical Report

21050 Marco Polo Development – Servicing Report

21050 Marco Polo Development – Survey

GW - 21050 Topo Survey

GW – 21050 SWM Report

GW – 21050 Site Servicing Drawing

2021-12-01_LegalSiteSurvey_INSE_10999 MP SIGNED



DP#20 21 / 23

**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 Planning and 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
- Copy of the most recent survey of the subject property
- Two (2) large scale copies of all plans being submitted, two reduced 8.5" x 11" of each plan and one electronic copy in pdf format. Plans are to be in a standard scale format (1:250 1:500)
- 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 any peer reviews of background studies – Class II/Class III applications
- Separate cheque payable to Cataraqui Region Conservation Authority, if applicable. See fee schedule. Clearance letter will be required by the Town.

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:	Complete Address including Postal Code:	Phone: <u>416-864-3952</u>
Frank Belerique Horizon Marco Polo LP by its GP Horizon Marco Polo Inc.	300 St. Clair Ave E Suite 300 Toronto On, M4T 1N5	Fax: <u>416-864-9568</u> E-mail: <u>fbelerique@horizonlegacy.com</u>
Name of Property Owner (if different than applicant):	Complete Address including Postal Code:	Phone: _____ Fax: _____ E-mail: _____
Architect/Designer/Planner:	Complete Address including Postal Code:	Phone: <u>416-461-1494</u>
Richard Ziegler Richard Ziegler Architect Inc.	39 Polson St. Toronto, On M5A 1A4	Fax: _____ E-mail: <u>rziegler@rzarchitect.com</u>
Engineer:	Complete Address including Postal Code:	Phone: <u>416-447-7405</u>
Craig Slama Jablonsky, Ast and Partners	400-3 Concorde Gate Toronto, On M3C 3N7	Fax: _____ E-mail: <u>cslama@astint.on.ca</u>
Ontario Land Surveyor:	Complete Address including Postal Code:	Phone: <u>613-342-2611</u>
IN Engineering and Surveying	51 King St E Suite 205 Brockville, On K6V 1A8	Fax: _____ E-mail: <u>info@ineng.ca</u>

Street or Property Address (if applicable):
425 Fourth Street

LEGAL DESCRIPTION

Lot/Con/Plan: Please see document attached

Frontage:	Depth:	Area (sq.m):	Area (acres):
<u>Please see site plan</u>	<u>Please see site plan</u>	<u>Please see site plan</u>	<u>Please see site plan</u>

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. The plans shall have regard for **Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005**. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
 - 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:

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

Existing Use(s):	
Length of time the existing use of the subject lands have continued:	
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" 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? If yes, provide the file number and the status of the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
DP2021-23 Approved	
Proposed Use(s): See planning rationale sent 2022-04-29	
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? See planning rationale sent 2022-04-29	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. See planning rationale sent 2022-04-29	
Abutting Land Use(s): Multi-residential development to the east. Vacant lands to the south, west, and north	
Is the Development to be phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction? June 2022	
Is the land to be divided in the future? No	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Plan Details:			
<input checked="" 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: See site plan provided 2022-04-29	No. of Storeys: _____	No. of Units: _____	Method of Garbage Storage: _____
Parking Surface: Existing: <u>None</u> Proposed: <u>19</u>	Number of Parking Spaces: Existing: _____ Proposed: _____ Total: _____	Dimensions of Parking Spaces: _____	Number of Accessible Spaces: _____
Loading Spaces: None	Number of Loading Spaces: _____	Dimensions of Loading Spaces: _____	Other: _____

Heritage Tourist Inn/Bed and Breakfast:			
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:		Building 1	Building 2
	Type of Structure		
	Date Constructed:		
	Front Line Setback:		
	Rear Lot Line Setback:		
	Side Lot Line Setback:		
	Side Lot Line Setback:		
	Height:		
	Dimensions:		
	Floor Area:		
PROPOSED BUILDINGS:		Building 1	Building 2
	Type of Structure:	Please refer to site plan provided 2022-04-29	
	Proposed Date of Construction:	June 2022	
	Front Line Setback:	Please refer to site plan provided 2022-04-29	
	Rear Lot Line Setback:	Please refer to site plan provided 2022-04-29	
	Side Lot Line Setback:	Please refer to site plan provided 2022-04-29	
	Side Lot Line Setback:	Please refer to site plan provided 2022-04-29	
	Height:	Please refer to site plan provided 2022-04-29	
	Dimensions:	Please refer to site plan provided 2022-04-29	
	Floor Area:	Please refer to site plan provided 2022-04-29	
Attached Additional Page, if necessary			

Move to below

Access:			
<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: Fourth 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.			


Water Access (where access to the subject land is by water only)			
Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land _____	distance from nearest public road _____	distance from subject land _____	distance from nearest public road _____

Services:			
<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):			

AUTHORIZATION BY OWNER

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

Frank Belerique (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.

Frank Belerique	Owner Name (Please Print)  Digitally signed by Frank Belerique Date: 2022.05.03 10:43:49 -04'00'	Owner Name (Please Print)
Signature of Owner <u>Emylee Kahn</u>	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, Frank Belerique, 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.

Digitally signed by Frank Belerique Date: 2022.05.03 10:46:01 -04'00'	Signature of Owner <u>Emylee Kahn</u>	Signature of Owner
Signature of Witness (not applicant)	May 3, 2022	Date


DECLARATION OF APPLICANT

I, Frank Belerique of the Town of Brighton in the County of Northumberland 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 _____ this _____ day of _____, 20____.	 Digitally signed by Frank Belerique Date: 2022.05.03 12:47:54 -04'00'
Signature of a Commissioner, etc	Signature of Applicant

Office Use Only:	Roll No: <u>010 56900/010 53501</u>
Official Plan Designation: <u>Residential</u>	Development Permit Designation: <u>Residential</u>
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):
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>May 3, 2022</u>	Date Application Deemed Complete: <u>May 3, 2022</u>
	Fees Received: <u>\$ 500</u>

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, peer review services may be contracted out by the Town under the current General Fees and Rates Bylaw. These may include but are not limited to the following:

- | | |
|--|---------------------------|
| Official Plan Amendment | Sanitary System Design |
| Condominium Applications | Site Plan Applications |
| Consent Applications | Subdivision Applications |
| Environmental Assessment | Storm Water Management |
| Minor Variance Applications | Traffic Studies |
| Noise Studies | Water Distribution System |
| Ontario Municipal Board Representation | Zoning By-law Amendment |
| Part Lot Control | Other Miscellaneous |

The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Clerk/Manager of Planning and Development or the Director of Public Works, Community Services within their respective areas of jurisdiction.

All costs for the peer review consultants shall be fully paid by the applicant/developer.

Upon approval of the use of a peer review consultant, the applicant/developer shall execute the agreement below with the Town and post a security deposit of \$2,000 (two thousand dollars).

All submissions, correspondence etc. shall be directed to the Manager of Planning and Development, who shall be responsible for distribution.

All invoices from the peer review consultant shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, then the Town will recover its costs for the security deposit or any other securities which have been posted for the project by the applicant/developer. In that event, the work shall cease on the project and will not commence again until the outstanding invoice has been paid in full, and the securities topped up to their original balance.


The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Treasury Department by either the Clerk or the Manager of Planning and Development, within their respective areas of jurisdiction.

I, Frank Belerique of the Town of Brighton in the County of Northumberland solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town.

Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.

Frank Belerique
Print Name – Owner/Applicant


Digitally signed by Frank Belerique
Date: 2022.05.03 10:47:14 -04'00'
Signature – Owner/Applicant

Date

Clerk or Manager of Planning and Development