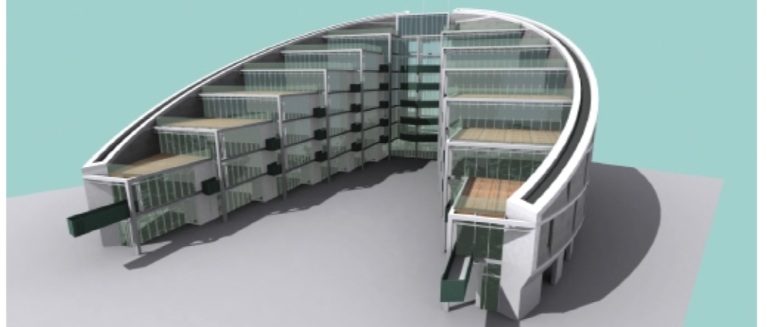


175 St. Lawrence Street Public Comment Summary

75 St. Lawrence Proposal



earthdevelopment
175 St. Lawrence Proposal



*“The Town of Gananoque
seeks a developer with the
capability and imagination to
deliver a world-class mixed use
commercial and/or residential
concept.”*

Public Comment Summary

INTRODUCTION

Over the past year, 175 St. Lawrence Street (Mitchell and Wilson) property has been marketed 'as is' through a request for Expression of Interest (EOI) followed by a Request for Proposal (RFP). Through this process there were a total of two proposals that were submitted to the Town of Gananoque. One proposal was from RMP Construction and the other from earthdevelopment.

There has been a significant amount of public interest demonstrated by the 241 surveys that were completed along with the 109 people that attended the public meeting. Additionally, the public was engaged through a variety of methods that linked to surveys and initiated numerous conversations. These methods included, but weren't limited to, facebook groups, twitter, newspaper comments and radio.

Overall, responses varied from support for RMP Construction, earthdevelopment, those who support both proposals and those that oppose both proposals. RMP Construction garnered the largest amount of support with a total of 66% of the respondents in favour of the RMP proposal. This was followed by earthdevelopment with total of 23% of the respondents in favour of the earthdevelopment proposal. A total of 15% of the respondents were opposed to both proposals. The opposition was generally in relation to parking, waterfront access, the need for employment, need for low income housing and the impact on surrounding properties. Please note the percentages exceed 100% as some people voted for both proposals.

METHODOLOGY

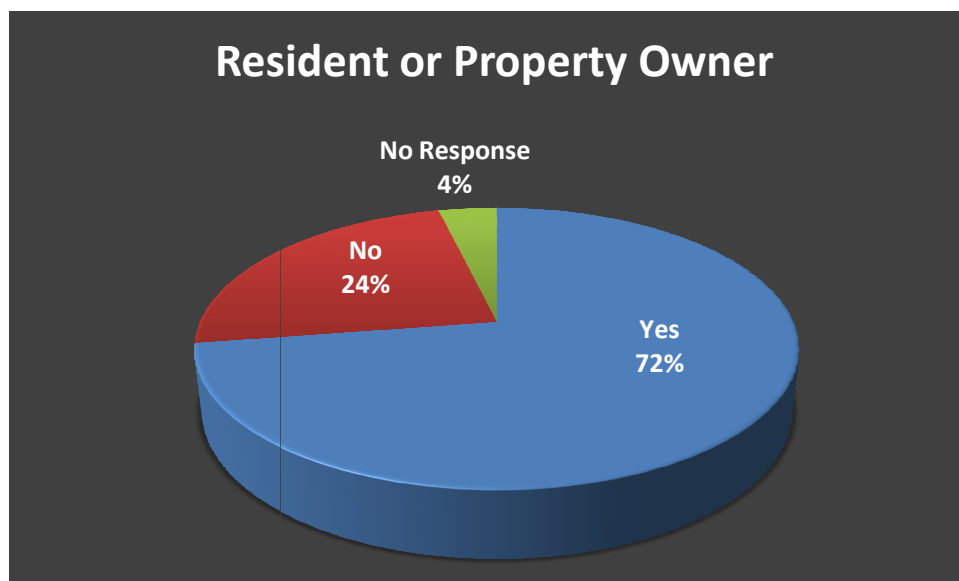
Public comment is an essential part of the process especially considering the location of the property and proximity to public parks and the waterfront. The public was made aware of the project through the Town's website, facebook, email blitzes, twitter, newspapers, radio and television. The public was invited to provide comment on the project through a survey that was offered in paper form, posted on the Town's website, posted on the Town's Facebook page and on Survey Monkey.

SURVEY RESULTS

1) Are you a resident or own property in the Town of Gananoque?

A total of 72% of the respondents are residents or property owners. However, many of the respondents that are not residents are from the surrounding region and neighbouring township.

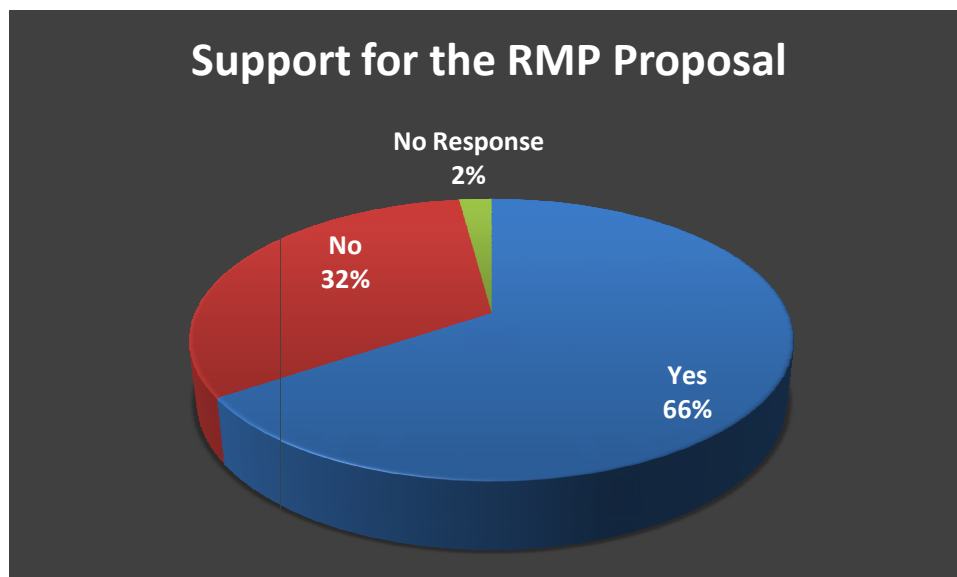
Yes	175
No	57
No Response	9



2) I support the R.M.P. Construction proposal.

A total of 66% of the responses supported the RMP Construction proposal. Overall, the responses in favour of this development are due to the fact that the community feels that the design fits with the heritage, waterfront and surrounding properties. Additionally, after the public meeting there was more confidence in the ability of this company to remediate the property. Below are a few examples of responses and comments regarding RMP Construction.

Yes	158
No	78
No Response	5



I feel the Earthdevelopment proposal just does not match the architectural style of Gananoque and especially the area of Lower Town. The RMP proposal looks much better in relation to its surroundings.

RMP proposal reflects the Historical Village and the architecture of the 1000 Islands. I love modern design but this just doesn't fit with the surroundings

I think the R.M.P. development proposal will be great for the town. It will add a new tax base and bring new consumers to the town. With these new apartment owners living near the waterfront will come new supporting infrastructure to service the needs of this new community. This should be a step in the right direction to revitalize the old and abandoned industrial wasteland appearance of the waterfront. I see this as a link to hopefully other new developments other empty

industrial building sites in the near future. The town in my opinion as a whole has everything to gain by this development!

Beautiful-Beautiful. When can I move in!!!!

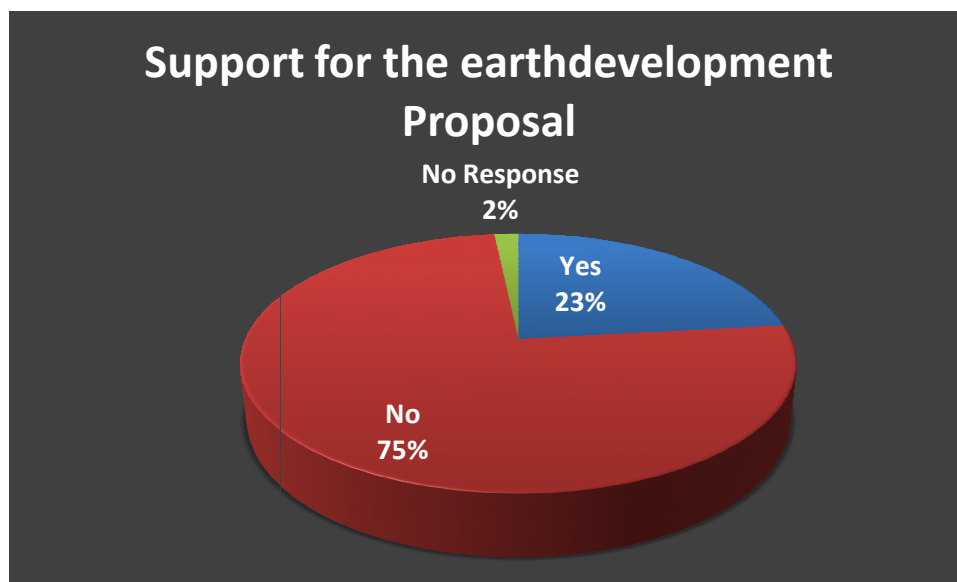
I'm very interested in purchasing a unit if RMP's proposal is selected.

I have already voted for the RMP proposal, however, I would like to submit additional comments after being at the public meeting last night. I further oppose the earthdevelopment proposal for the following reasons; 1. They would not commit to cleaning up the property/soil. 2. They gave the impression that they might pull out of the deal if further development is not guaranteed. I certainly do not want the waterfront to be over developed and become something like a mini Mont Tremblant. 3. Their building had too many stories and did not fit with look of a small town.

3) I support the earthdevelopment proposal.

A total of 23% of the respondents were in favour of earthdevelopment. Overall, those that were in favour appreciated the larger vision, lowertown plan and the innovative building design. After the public meeting a total of 4 people changed their vote to support earthdevelopment. Below are a few examples of responses and comments regarding earthdevelopment.

Yes	175
No	57
No Response	9



I know that the drawings that include further development along Water St are not part of the present RFP but if we can get the first building in the earthdevelopment proposal then it could easily be the catalyst to continuing the theme and grow the population and the admiration of many folks that haven't discovered that Gan really is a Paradise....the real jewel of the St Lawrence.

I like the forward thinking approach of Earth Development and I feel like the design and construction will require less maintenance and such it's beauty and appeal will be greater in the long run. If RMP's is selected it will still be an excellent opportunity for the town and the residence.

I live in the Township of Leeds 1000 Islands so I hope my opinion counts. I think the RMP proposal is convention and bland. It is the 'safe' route to go, BUT, it is totally lacking in innovation. The other proposal is leading edge technology, it is architecture that will be noticed beyond this area (think of the impact of new buildings like

Toronto City Hall, the Museum of Civilization, etc.), it will offer more stunning views to more occupants (residential and commercial), it will make a statement about this community's willingness to 'break trail', to welcome innovation, and to set a high standard for sustainable development. I love all of the values expressed in their proposal. It feels to me like they really thought a lot about their design. Whereas the other one is cookie cutter stuff, bland, and in 'everytown' Ontario. Thanks for inviting input!

RMP is although nice, nothing special doesn't fall under "world class". I was impressed by earthdevelopments presentation and realistic approaches. Maybe this unique and innovative design is what we need!!

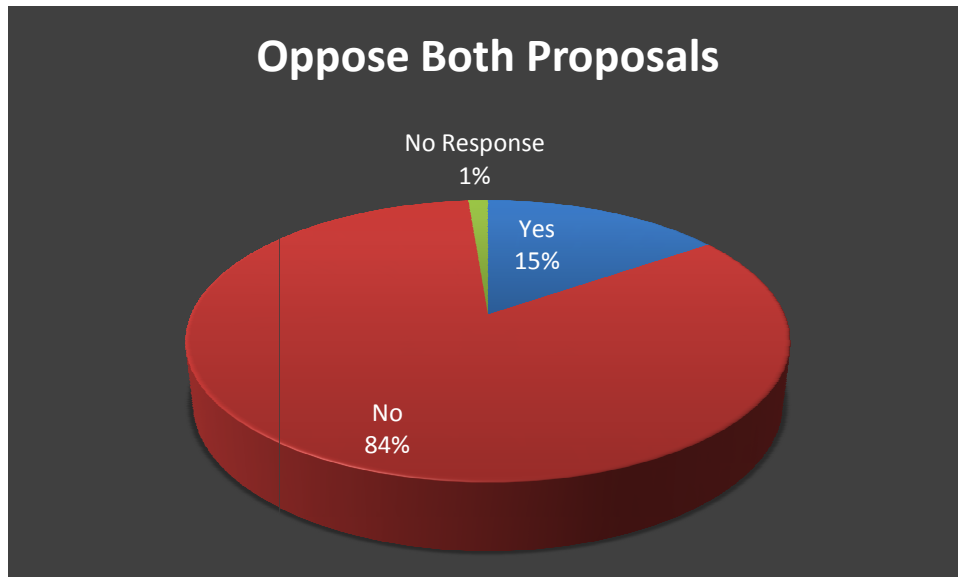
I came in with a totally different idea. I now love the "wow" factor. The plants on the roof and all the open area. The presentation was very well done and it changed my mind.

I believe this building will be a stunning, uplifting architectural addition to our town.

4) I oppose both proposals (please explain).

Overall, the general response from the community is that we should go ahead with the project based on the 84% that support the project. The opposition is generally in relation to parking, waterfront access, the need for employment, need for low income housing and the impact on surrounding properties. Below are a few examples of responses and comments regarding moving forward and the reasons for opposition.

Yes	37
No	201
No Response	3



Comments in favour of moving forward with development:

I am so excited about this development!

Both are awesome. Just "get er done!!!"

This is about creating neighborhoods , not about jobs. I think these should be mid to high end, to pull that demographic into Town, these people will shop, have Dr's appointments, buy gas....do you think Prescott regrets the building they have on their waterfront. I think this is a great use for an underutilized space....please keep moving forward with this amazing project. Interesting how some people resist any change but still manage to complain about the status quo....

Comments opposed to moving forward with development:

I was a resident for 50 years and was employed there. I also owned property. Gananoque always catered to the rich and the tourist. I would like to see that stopped. There are so many poor people that have nothing to help them and have to live in poverty, even though they don't want to. Try for low income housing or seniors housing that is affordable to everyone. Geared to income homes.

How about investing in something interesting like employment for 500 to 1000 people who lives in Gananoque. That way money would be spent in Gananoque. The economy is low ,so give back to our own town.

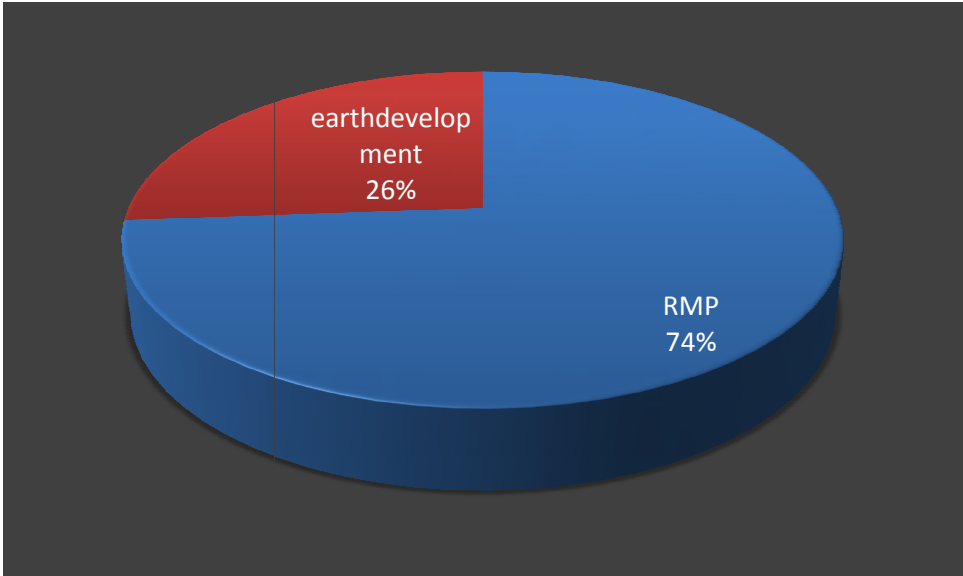
There is not enough parking now that the waterfront has been developed. Where will all the people park who want to utilize the new waterfront? How will you host events at the waterfront without sufficient parking? What will the residents of this new condo do when every weekend is full of music and events on the waterfront?

Building high rise condos/apt infringes on the aesthetics of the waterfront neighbourhoods and jeopardizes the livelihood of small businesses (i.e. bed and breakfasts). The new park would also suffer with such a building bearing down upon it. Do NOT ruin the view and loveliness of this area.

COMPARISON OF THE TWO PROPOSALS

Overall there is a sense of excitement regarding the development. A comparison of those just the two proposals demonstrates that those whom support the project are 74% in favour of RMP Construction and 26% in favour of earthdevelopment.

<u>Developer</u>	<u># in Favor</u>
RMP	158
earthdevelopment	56



Appendix A: Detailed Survey Results

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1			I only oppose the earthdevelopment one as it is in no way reflective of the area and town		
	1	1		1			I THINK ITS GO FOR IT		
	1		1	1			I support the R.M.P. proposal.		
	1		1		1	1	A limited amount of use for such a natural setting. A park , walking trails , and bike paths keeps the Gan community in a natural and multi use setting rather then commercial exploitation of this beautiful town.	See above	I won't be back as a tourist to a quaint setting that will bend to developers, rather than a natural setting during the spring and summer.
1		1			1				I think the earthdevelopment concept is an excellent opportunity to develop a large part of our town's waterfront, which at this point is just one big parking lot. The RMP concept is also good, however earthdevelopment's is more encompassing. Go hard or go home!
1			1	1			.		This will provide an awesome view from the river of our town.
			1	1			The second looks good Needs Better Roofs	Any new Construction On any waterfront property should be looked at in the long term. If you Notice the Roof of all the designs they are using shingle with no air vents Very Bad All new construction should be mandated to have steel roofs to last fifty years or more.. Take a look at the condo in Prescott had to be replaced around Ten years Who pays for this error not the designer whoever owns or rents	
	1		1	1					The RMP keeps with the architecture of the waterfront village and will not look weird and outdated 20 years from now.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1			I support the second one proposal but I can't complete this survey without putting something here. This is a flaw in the survey design - you have to remove the * from this question.		I am so excited about this development!
1			1		1	1	Neither proposal seems to benefit the people of Gananoque.	Develop something that gives back to the residents, that we can all enjoy, regardless of income.	
	1		1		1	1	I was a resident for 50 years and was employed there. I also owned property. Gananoque always catered to the rich and the tourist. I would like to see that stopped. There are so many poor people that have nothing to help them and have to live in poverty, even though they don't want to. Try for low income housing or seniors housing that is affordable to everyone. Geared to income homes.	See above	I love Gananoque and want to come home, but I can't afford to.
1			1		1	1	Although new jobs will be created, the new residents will outnumber the jobs!!		
1			1		1	1	They take away from our waterfront and we don't need them!!!!	New Mayor	
1			1	1					
1			1		1	1	We need affordable housing in Gan. Both these proposals look like something only the rich and famous could afford. There are no jobs in Gan. Where do you think the people are going to come from to live in these developments.	There has to be proposals that would suit the older heritage in Gan and be affordable to the increasing senior population I like the combination of business and residential in one.	Please take the needs of this town into consideration when deciding what to build. With the casino in peril, this town soon could have very little revenue and you cannot tax people to death. Everyone will certainly leave here and our beautiful little town will be a ghost place.
	1		1	1					
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1		1			1			Find a way to continue the redevelopment of Water St to be more than fenced in parking lots	I know that the drawings that include further development along Water St are not part of the present RFP but if we can get the first building in the earthdevelopment proposal then it could easily be the catalyst to continuing the theme and grow the population and the admiration of many folks that haven't discovered that Gan really is a Paradise....the real jewel of the St Lawrence.
1			1	1					This is about creating neighborhoods, not about jobs. I think these should be mid to high end, to pull that demographic into Town, these people will shop, have Dr's appointments, buy gas....do you think Prescott regrets the building they have on their waterfront. I think this is a great use for an underutilized space....please keep moving forward with this amazing project. Interesting how some people resist any change but still manage to complain about the status quo....
1			1	1					
1			1		1	1	This town has no need of further residential properties until they can support the existing residents by way of bringing in more jobs. Decent jobs. Full time jobs		
1			1	1					
1								Too high for the area, will take away from the site lines and cause more traffic jams with boaters	With the R.M.P. it says "upon completion of 65% sales Milestone" what happens if this milestone is not met, by 2014. What happens to the surrounding businesses while this construction is going on and what happens to boaters loading and unloading as on the best of days people cannot get around that corner for boaters trying to get their boats in.
	1		1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					Hopefully this project/plan/study is not a waste of time/effort/money and that something significant is done with the property in the short term. If one of these plans are chosen and begun I am a strong supporter of the R.M.P. proposal due to both the design and nature of the structure and its efficient use of the space provided.
1			1	1					
1			1		1	1	Where are these people that live in these buildings supposed to work. We need jobs		
1	1		1		1	1	how about investing in something interesting like employment for 500 to 1000 people who lives in gananoque. That way money would be spent in gananoque. The economy is low ,so give back to our own town.	bring some industry back to our town.	
1			1		1	1	Nothing to say except..no money or jobs will come out of this for the normal regular folks.	Abolish the town police force and prepare for global helter skelter!	Guns don't kill..politicians do!
1		1		1					Both proposals have merit, but both should be fully financed and developed with out town money or tax relief
1			1	1					Can't wait to see this lot developed
1		1		1					
1		1		1					
1			1	1					
1			1		1	1	There is not enough parking now that the waterfront has been developed. Where will all the people park who want to utilize the new waterfront? How will you host events at the waterfront without sufficient parking? What will the residents of this new condo do when every weekend is full of music and events on the waterfront?	Level the existing building and turn it into more parking. This development should happen further East utilizing some of the buildings in front of the boatline and east.	

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1		1	1	I don't believe that area needs to be filled up with multi-level buildings that will obstruct the views of existing residents and will also decrease the parking for the waterfront. Our waterfront has had many changes made to it and it is now a wonderful place to visit. Condo's will add nothing of value to our beautiful Joel Stone Park area.		
	1	1		1					
1			1	1					none at this time
1			1	1					
1		1		1					
	1		1		1	1	This area is needed for municipal parking. Now that there are many more events and other things to do at the waterfront, there are a lot more people down for the day. This space is particularly needed on the weekends but many week days are very busy, as well. If we want people to come and stay, we need to make it easier to get in and out of the waterfront area, especially with speed boats, kayaks, canoes etc. I have also heard that there would need to be significant amounts of soil removed due to contamination.	Create a tourism info both with supplies/ food and parking. Many people wish to dock their boats and pick up supplies without going all the way into town. Have staff available to answer questions and direct people.	When I am putting in my kayak at the dock, there are always people asking questions. The marina is not the first place people land and it is not as convenient for them to have to go over there after they have already landed.
1			1	1					there needs to be something done with this property, it looks awful as it stands now. Do Something!!!!
	1	1			1				
1			1	1					The first one just does fit with the look and feel of GAN, and I am in my 30s and open to new ideas....the first one just would be an e1ore.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					I would support any plans for good quality condos that enhance our local community. Better to have useful housing than some of the blights along side the rive that are in such disrepair.
1			1	1					
1			1		1	1	Both buildings are unacceptable. The first one is just an eye sore and the 2nd one is way too big. The waterfront is already busy enough without adding the residential aspect to it. And without industry in our town to help support its 20-60 year old's seeking employment, how is anyone supposed to afford to live in these places?? Oh wait...you're building these for the "retirees", aren't you? Well I plan on retiring some day too, and I know that I will NEVER be able to afford to retire to one of these units.	Tone it down and lower the costs. Not everyone can afford to pay over \$200,000 for an "apartment".	We need to bring more employment to this town of ours and with real estate proposals, the only people getting any benefit from it are the companies contracted to do the building/sub-contracting (and that probably WON'T be a Gananoque contractor) and the real estate agents selling the units. I do realize that with real estate, the more people who move to Gananoque, the more money they spend in Gananoque. However.....how long can Gan exist depending on the retired community to support us?
1			1		1	1	I think that our waterfront is looking better and better and putting up one of this buildings would take away from what we have built. I think we should either get another movie theatre working there again or something that will attract tourists and give them something to do in the evenings while they are staying here so that they stay here and don't have to travel to Kingston or Brockville for something to do.		
	1		1	1					I feel the Earthdevelopment proposal just does not match the architectural style of Gananoque and especially the area of Lower Town. The RMP proposal looks much better in relation to its surroundings.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1		1	1	I do not believe the last bit of waterfront should be developed into condos.		Add parking and more greenery -not condos!
	1		1	1					
1			1		1	1	The Earthdevelopment proposal makes way to many assumptions regarding surrounding property owners and neither proposal addresses the parking issues that will be created. The Town in the RFP stated that the 70 parking spots presently in the old Mitchell & Wilson property had to be replaced. Well in fact there are significantly more than 70 spaces presently and with Town looking at increased exposure on the waterfront where are people going to park.	Waterfront Parking addressed properly	
1		1			1				I like the forward thinking approach of Earth Development and I feel like the design and construction will require less maintenance and such it's beauty and appeal will be greater in the long run. If RMP's is selected it will still be an excellent opportunity for the town and the residence.
	1		1	1					
1			1	1					
1			1	1					
1			1	1					
	1		1		1			Is there underground parking? I hope so.	RMP proposal reflects the Historical Village and the architecture of the 1000 Islands. I love modern design but this just doesn't fit with the surroundings

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					I favor the RMP proposal because it's more realistic and I can see it happening sooner. The other proposal is an all or nothing plan and appears to be predicated on acquiring the boat line parking lots. Does this mean we would lose the boat line?
1			1		1	1	First of all, a mega-residential complex doesn't suit the style or dynamic of this neighborhood at all. The area is filled with historic Victorian homes, which gives it a certain ambiance that would be completely lost with one building this large. The second thing is that EVERYBODY needs to be able to enjoy the last of the remaining underdeveloped waterfront, not just people who can afford to buy themselves an expensive condo. Putting housing in that particular spot is just unacceptable.	This space should be directed towards enjoyment and employment for the residents of the town of Gananoque. A much smaller building housing an art co-operative of some sort (maybe actual creation space - hot glass, painting, pottery etc.) and a SMALL convention centre-type facility would be a much more suitable use of the property. There would still be tax revenue for the Town, but it would be a much more inviting space than a private condo site and there would be a potential to create jobs.	As a resident of Gananoque for over 25 years, I hate to see this property being used for housing when there is already a surplus of available homes in town. Putting a housing project of this nature on this piece of property is incredibly short-sighted and shows no respect for the future of our town. This project will only serve to help the rich get richer and the rest of the town will continue into a slow decline. If council thinks we are a retirement destination for the elderly, then start off by putting in the kind of vibrant infrastructure that will attract YOUNGER residents, who will stay and raise their children here and contribute to our local economy in so many ways.
1			1	1					
1		1			1				
1			1	1					
	1	1			1				
1			1	1					
								If that first building gets built it will be a disaster. That will never be classic nor will it age well. In ten, fifteen or twenty years it will look like a rusty horse shoe. The second building is much nicer and will age gracefully.	
1		1		1					
1			1	1					
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1		1	1	How are We the the citizens of Gananoque to enjoy the water front when you load it up with high price condos that most Gan people can,t afford.Parking Problem at the Waterfront	We do not want to be another Brockville. It took 25 years for Gan to acquire what it now has,lets really think about plugging up the water front!!!. The RMP proposal looks great, where is everyone to park??? that wants to visit the beautiful area just completed at the park!!!	Life long resident of Gan and worked in Gananoque for 40 plus years. This building will bring in tax dollars but most Gananoque natives will not be able to afford one of these condos!!!!
1			1	1					
	1	1			1				I live in the Township of Leeds 1000 Islands so I hope my opinion counts. I think the RMP proposal is convention and bland. It is the 'safe' route to go, BUT, it is totally lacking in innovation. The other proposal is leading edge technology, it is architecture that will be noticed beyond this area (think of the impact of new buildings like Toronto City Hall, the Museum of Civilization, etc.), it will offer more stunning views to more occupants (residential and commercial), it will make a statement about this community's willingness to 'break trail', to welcome innovation, and to set a high standard for sustainable development. I love all of the values expressed in their proposal. It feels to me like they really thought a lot about their design. Whereas the other one is cookie cutter stuff, bland, and in 'everytown' Ontario. Thanks for inviting input!
1		1			1				
	1	1			1				
			1	1					
1			1	1					
1			1	1					
	1	1		1					Both are awesome. Just "get er done!!!"
	1	1	1	1					
	1		1	1					
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					
1			1	1					I think the RMP fits with the existing buildings
1			1		1	1	more water front area property being utilized by only a select few		
1			1		1	1	New development around Gan would be fantastic.....but NOT in that location. Leave that location be, this kind of development would ruin it completely. People would feel like they were almost invading on the new developments "backyard" and use of they waterfront would demise. Why not look at the location of the old brick buildings that are almost falling down just north of the swing bridge as a condo development option. Keep the Berm for the people to use.	Different location for development.	Gan in general is a beautiful place to live, I think condos would sell if built anywhere....leave that location be.
1			1	1					
	1	1		1					
1			1		1	1	These proposed buildings are interesting but aesthetically do not blend into the town's overall look. Way too trendy and modern - more of a Toronto Beaches-type development rather than one that complements the small-town charm of Gananoque.	I would love to see something that more takes from the distillery district example. Captures the historical element, is unique from big city-style developments (People leave the big city to enjoy the charms of a small town). RMP looks like something you'd find at the Disneyworld Florida Boardwalk resort. The only thing missing is Mickey Mouse in a seersucker suit. Maybe consult with the Historical Building Co. out of Kingston for ideas. The earthdevelopment option is cool, but not for Gananoque. Surely we can do better than	I'm all for developing the property. I just don't want to see something inappropriate thrown up in a hurry. I think more thought needs to be given to what is more faithful to the vision we have for our town.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
								this. Something in the middle ground...	
1		1			1				
1			1	1					
1		1			1				
1			1	1					
1			1	1					I think the RMP proposal fits in more with the area around the development site and more importantly with the overall picture of the Town
1			1	1			The waterfront should have something more public that would bring more people to Gananoque and not just expensive condominiums.	It should be smaller. The modern horseshoe design is horrible. It would stick out like a sore thumb. The character of Gananoque would be lost. It has an authentic sense of place which would be lost with some kind of modern monstrosity like that horseshoe design	Just because a number of people vote for something doesn't make it right. You should think of what makes Gananoque's sense of place- Think like a tourist from far away. They want to sense Gananoque's sense of place.
1			1	1				Decrease the size of prop B as it would dominate the waterfront rather than compliment	

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					Pleased to see this type of development being proposed in the Town. We should support this project.
1			1	1					I think the R.M.P. development proposal will be great for the town. It will add a new tax base and bring new consumers to the town. With these new apartment owners living near the waterfront will come new supporting infrastructure to service the needs of this new community. This should be a step in the right direction to revitalize the old and abandoned industrial wasteland appearance of the waterfront. I see this as a link to hopefully other new developments other empty industrial building sites in the near future. The town in my opinion as a whole has everything to gain by this development!
1			1	1				Why not taller? I think the Bylaw which limits building height to 62' should be changed to allow taller buildings. Taller buildings = more units = more tax\$\$\$ (and possibly more developer interest) Kingston and its surrounding area seems to be having a construction boom which I believe is fueled by retirees moving to the area. I know people who have sold their homes and have moved into an apartment for their retirement years. Unfortunately they have no options here in Gananoque and are forced to move to Kingston. Why not cater to this demographic?	I would like to see an RMP proposal for the remaining lower town properties.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					Based on the two RFPs, earthdevelopment's experience is focused on the Toronto area and this property looks like it belongs there. The architecture of their proposal does not match any of the architecture in the Town and in a few years this building will look out of date. The traditional look of the RMP proposal fits with the character of adjacent properties in the waterfront area and throughout the town; it would be a beautiful enhancement to the waterfront for years to come. RMP also appears to have more experience with brownfield remediation and is an eastern ontario (Cornwall) partner with a good reputation. I think the earthdevelopment proposal would be a huge step in the wrong direction for Gananoque; it is unfortunate that there is any debate at all.
1			1	1					I love the look of the RMP building and think it would make a nice addition to the town waterfront. I think the modern look of the earthdevelopment building would look great in a big international city, but it would be out of place in a town like Gan with mostly heritage-type properties. My vote is definitely for the RMP proposal.
1		1		1					Gananoque has lost ALL it's industry over recent years. We need a lot more waterfront condos to spread the tax burden. Gan is a wonderful place to live. It will be even better if we double our retiree population. Charlie Bristol

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1			Given the historical setting of the site, a building that reflects the character of the surrounding area would be most appropriate. A contemporary building, while showcasing modern development in Gananoque, would not reflect the historical character of other buildings in the waterfront area.	The massing and scale of the proposed RMP Construction Proposal may be somewhat out of sync with the scale of development in the immediate area. Consideration should be given to ensuring the development respects its wider setting and creates a positive streetscape.	The development should ensure active frontages along all sides of the development - creating a strong relationship between the development and the street. Mixed uses in this area would be appropriate, so that should be encouraged. Having a building that both reflects the historic character of the surrounding area but also demonstrates contemporary building styles, would be a good balance to strike for this development. It's great to respect the past, but the development should also reflect the future of Gananoque.
1			1	1				more amenities added to the condo...exercise room...small theatre room, etc etc pool perhaps	
1		1			1				I think it is vital to develop as much waterfront space as possible, mixed residential/commercial and green space (parks) for the locals to enjoy. We have lovely waterfront spaces that need derelict buildings removed/remodeled and more developed usable green space - we do not need more parking spaces on prime waterfront real estate. Let's move forward with developing the land.
1			1		1	1	They do not belong on our last remaining waterfront property.		
	1	1			1				It's important for the Town to consider an integrated plan for the Lowertown and how any single development might impact negatively on future plans.
		1			1				This is possibly the catalyst that makes a huge difference to the waterfront and Lowertown. If the earthdevelopment proposal goes forward, the positive transformation of the waterfront begins in earnest!
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					While I like the earthdevelopment proposal, I don't think it fits with the feel of our waterfront.
		1			1			The next step in the process was not made clear at the presentation and it would be helpful to know what that might be.	Presentation last evening on the 175 St Lawrence property was very enlightening. The earthdevelopment proposal certainly seemed like the way we should go, IF we are thinking about the town 10 to 20 years down the road. It has the potential to be the catalyst for the entire waterfront. We have made great strides with Joel Stone Heritage Park and I believe we should approve the earthdevelopment project and let the potential residents see what a forward thinking town Gananoque is.
	1	1		1			Not sure why both projects make their courtyards open to the public - was this in the RFP? Who will clean up the messes left behind by tourists who decide to have picnics on the property?	RMP - enclose walkway outside units so that the complex does not seem like a 1960s style motel....agree with the comment that one should not have to put coat and boots on to retrieve mail from the lobby in the winter.	Either development would be a huge boost for the town. Council.....please, please work with whichever company you select and don't make it so difficult to work with the town that they cancel the project. I had originally voted for the RMP proposal, but after attending the presentations, I am now leaning toward Earthworks.....but now would be happy with either proposal. Don't let the developer's presentation or public speaking skills sway your decision. Make one of these projects happen!
	1		1	1				RMP - A traditional red brick is important and it is too cluttered on the outside. Needs larger windows	Earthdevelopment Too tall, not in keeping with Gananoque. A modern/futurist development should take Gananoque's building traditions forward, not ignore them. It is amazing and perhaps would be nice to live in.
1			1	1					The R.M.P. Construction proposal indicates a building that fits more into the Heritage look that is desired in the Lowertown area. The other proposal would be good for a large City development, where there is more a focus on Architectural elements and forward thinking. It looks a bit like a spaceship to be honest!
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					I attended the public meeting session and came out with the a couple of thoughts. We can do a plan of the entire lowertown area to include other parcels of land, however, when it comes to private property there is no guarantee. I would suggest that the proposed "look" of earthdevelopment would stand out like a sore thumb if no other property jumps on board (unless we are unaware of talks with private property owners). Additionally, when asked about remediation from a gentleman in the room, earthdevelopment did not provide an answer that would suggest they have done any or a lot of remediation. RMP has done brownfield remediation which is very important, they are wholly willing to take it on no matter the cost of remediation and they looked at homes and buildings in the area to create their vision.
1			1	1					
1			1	1				A little less commercial and more residential. Let's keep the main street for our major retail with small speciality stores on water front only, no loud bars, just one restaurant and the boat museum over on Mill St.	More of a retirement village would be nice with maybe an indoor pool for seniors

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1		1	1	<p>The town purchased this property to alleviate a parking problem in the lower town marina area, I believe the total cost including the improvements was in excess of \$800,000.00. I was at the public meeting and don't believe the developers addressed the issue sufficiently with regard to the replacement parking. Currently the site has 120 spots plus 30 on the street and room for another 60 if the building was demolished. This could be a good development but the parking issue must be addressed. The RFP outlined that this was a mixed use development and also the parking replacement requirement. Both developers indicated that they would prefer only residential, no commercial and have skirted the parking issue by saying there is 30 public spots on the street. Although this lot is busy only for a short period of the summer, we must not hinder the businesses that already struggle all year to survive only because of their success during those few weeks. If the town sacrifices the current businesses for the potential tax benefit of this, we may see a net loss to the tax base.</p>	<p>1) Full replacement of the existing parking either on this site or an alternate lowertown location. Busing can work for special events, but is not practical for the full growth of lower town as a mixed use area. 2) This development must be mixed use to help encourage the surrounding private sites to be developed.</p>	<p>It appears from reading the proposal that both developers are anxious only because it appears that Gananoque is desperate for a development. Earth development wants title to the property for 2 years to try and sell it for \$25,000.00, Rmp says they will pay value clean minus cleanup, potentially minus \$1,000,000.00 and then they will do the clean up. Giving this site away for anything less than the \$800,000 that the taxpayers have put into it, is akin to bonusing a developer. If Gananoque is such a great waterfront condo development opportunity why would they not be interested in sites like Gordon Marine that are for sale at fair market value. For this project to be a success for the Gananoque tax payers they must get the following. 1) Replacement parking in the lowertown 2) A mixed use development 3) Fair compensation for the site. If this can't be achieved the existing structure should be demolished, the rest of the site should be paved and landscaped, A proper parking meter should be installed allowing boat trailers with a fee. Parking fine enforcement should take place during the summer. This will promote the easy use of the area for boaters and visitors to the park and area businesses. More people in this area will promote the growth of additional and existing business in the area.</p>

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1		1	1					As a prospective new resident of Gananoque I find the RMP Construction building quite appealing. I think the design is a combination of new and modern and while still maintaining a heritage "vibe". This ensures the building will fit well within the community. I would consider purchasing a home in this building. I would not purchase a property in the earth development building. The design doesn't "belong" on the waterfront of the St Lawrence. It belongs in a downtown core of a major city. Plus wall to wall glass in a egg shape - your stuck facing your neighbors and lacking any personal privacy!
1			1	1				outside more brick or stone rather than siding	more residential, less commercial
1		1			1				I like the idea of something unique and dramatic on the water front and not just run of the mill. I don't have enough details or knowledge to know whether this company can deal with the brownfield problem but they certainly appear to be motivated to have a "process" with people to lead to solutions which sounds reasonable. The other proposal is "cookie cutter" more like a house in a subdivision. I don't think retail shops will work at the water front as they haven't worked in the past. I think we should improve the downtown and have less dollar stores and free parking. Brockville has done a good job in that regard. Someone mentioned that in Kingston people walk to the downtown and while this is true, the downtown is much closer than in Gananoque. Perhaps professional offices (like real estate, doctor etc) would work? We need to do SOMETHING there for sure and a parking lot just wont do it.
1			1	1					R.M.P. Proposal's use of space looks extremely superior.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1		1	1					I am going to retire from the military in 2013 and have decided to live in Gananoque. I am considering buying a waterfront condo and in fact am looking at the RMP design. Its classy and will blend in with the homes and add prestige to the waterfront. I can't see myself living in a space age egg with a view of the other condos, not interesting in that at all. In fact I've shown other member at CFB Kingston both designs and we all agree that it would be a terrible mistake to go with the giant EGG.
			1	1					It clear to me that we can choose to live in a prestigious design that blends in with the surrounding homes. The other proposal would be like having a sky dome structure right on the waterfront which looks like half of a hard boiled egg. Please don't make the mistake of with a cold modern design that just doesn't fit in Gananoque. I really like the idea of a walk through court and the fountain. Something you would see at Martha's vine yard. Beautiful and Elegant.
1			1	1					Facade of the RMP would better fit and compliment the surrounding historical industrial buildings if it was stone or brick....that would be amazing! What a great project - it will sell out
	1		1	1					Could one or two more floors be added to the proposal?

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1		1	1					I am only in favor of the RMP Construction proposal. It is much more appealing to the eye and the 4 story unit would be more reasonable than a 7 storey one, particularly along the waterfront. I understand that the Earthdevelopment proposal may be contingent on their master multi-phased plan also being accepted. I believe a "five block" plan would be too overwhelming on the waterfront. The RMP Construction development , I feel fits the look and feel of Gananoque.
1			1	1					
1		1			1				
1			1	1					
	1		1	1					
	1	1			1				
1			1	1					
1			1	1			i think we need alot more low rentals in gananoque than we need a millionares paradise do we not have to look after our seniors first instead of trying to draw in millionares who can look after themselves and build their own mansion i have been waiting for 5 years for aplace at stocking hill i am 79 years old and i will probably be gone before they get a place for me thanks to gananoque council Property owner: Please check if you are a resident of or a property owner in the town of Gananoque.		

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					I would like to see a building similar to the "tall ships" condo in Brockville This type of building maximizes the number of people that can live near the water and is perfect for retirees and would draw them to the area This would affect site lines for some but would be a benefit for many more Also many more units would maximize the tax revenue
1			1	1					
1			1	1					
	1		1	1					I'm very interested in purchasing a unit if RMP's proposal is selected. I currently live in their Cotton Mill Cornwall project.
1			1		1	1	this area is congested at present - the location of the boat launch - the berm park - the splash pad and beach require a close parking area for the residents of town and the loss of those parking spots will make the area inaccessible to the local residents		
1			1	1					Concerned that it looks more chalet like and not commercial open to community
1			1	1					I have already voted for the RMP proposal, however, I would like to submit additional comments after being at the public meeting last night. I further oppose the earthdevelopment proposal for the following reasons; 1. They would not commit to cleaning up the property/soil. 2. They gave the impression that they might pull out of the deal if further development is not guaranteed. I certainly do not want the waterfront to be over developed and become something like a mini Mont Tremblant. 3. Their building had too many stories and did not fit with look of a small town.
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					
1			1	1					The RMP proposal, while distinct in design, is far more in keeping with the character of the area (in particular the character of the properties opposite), however the scale of the proposed development seems slightly out of proportion. It could be improved by scaling it down slightly. The earthdevelopment proposal appears completely alien to the surrounding streets. While a development of this size is never going to blend in with the existing environment, effort should be made to at least pay some regard to the existing characteristics of the locale.
1			1	1					I like this proposal because of its Victorian like architecture , this development would be a huge bonus to the area I live in. I think the building would be better positioned if it was turned 180 degrees so all the units on the inside of the courtyard would have a view of the water.
1		1			1				I believe this building will be a stunning, uplifting architectural addition to our town.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1		1	1				RMP needs to incorporate more natural stone materials in its design. although the earth development is unique, it does not address a MUCH needed commercial plan. "the land will tell you what it wants to be" and this community needs to take advantage of its #1 attribute - the waterfront for this development to be a great success, it needs to look and feel like it has been on the location for 100 years and embrace the heritage significance of the community. further more, they have spent as much time addressing redevelopment plans that are out side the development scope of work.	
1			1		1	1	Both proposals are not relevant to our town. We are a retirement area with outstanding homes, from a great past. We should be in keeping with our quaint heritage buildings that we just celebrated during our weekend of 1812.		

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1		1	1	Something should be done because of all the money spent on all the ideas over the last few year. What a waste. Now we have all that money in a park and splash pad for the kids, give some consideration to the pump house and the launching ramp. How do these apartment ideas do anything for the local people who use the river. We have waited long enough for a decent area for boat launching, and what of the kids who use the berm. Don't take away the only thing they have for summer fun.		
	1		1	1					
1			1		1	1			
1			1		1	1	The town should be making more green space on that location as they did the waterfront. No condo's.		
1		1			1	1			
	1		1		1	1	Construction and change to the waterfront		
1		1			1	1			I have visited the brick works in Toronto it is an amazing facility, a real community space. The only change I would like to see is having the building 5 stories instead of 7. Use retail space for artistic space we have a lot of very talented potters, painters, wood working etc to show/sell their work, museums, a show case for the arts. Pathways linking the downtown to the lower town to promote the flow of people to visit our existing retail stores. Lets have the vision to "Make History"!

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1		1		1					Some thoughts on the two proposals. I think it is important to consider a plan for the whole area as suggested by Earth Developments, however, I think the building concept put forward by RMP fits the area better. I think we should be most careful to ensure that future generations do not have to deal with problem we have left unfinished. There was no, or very limited, discussion on LEED & how each concept would meet this standards. A major concern of mine is that something must get started in LowerTown which fits with concepts laid out in the LowerTown Study. Hopefully this will act as a catalyst for other developments. Therefore I think Council needs to decide on the project that is most likely to move forward within a reasonable time, one that remediates the site for the long term & meets the concepts of the LT Study.
1		1			1				I attended the Public meeting last night (Sept 11th), and basically our choice is either a "cadillac" or a "chevrolet". The "cadillac development" would be Earthworks and the "chevrolet development" would be RMP. I was very impressed with the presentation by Earthworks. My fear with the RMP proposal is the it is too "boxed in" and doesn't encourage public access - and the construction is "cheap". The Earthworks design is very "unique" architecturally, and also high end construction - a building worthy to be in the downtown of Toronto or Vancouver.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1		1			1				<p>During the info meeting Sept. 11--I did not get the chance to express and question the speakers. However Mr. John Nalon touched on one important concern of mine and all of the taxpayers of Gananoque. Before putting the cart before the horse let's explore what is involved with accommodating the sewerage capacity that is now in place. It is totally unacceptable that during most days the Utilities Unit of Public works have to spend time and money repairing this system. Not two ago I watched them hand pump sewerage to trucks because of malfunctioning system--this is a common almost weekly occurrence and I'm sure there is documentation to prove it is not functioning properly. How can this town even consider up to sixty more residential units being place on this sewerage system and not talk full replacement---at what cost to the taxpayer? Council should be up front on this issue now, and not wait until this project is approved and have a statement "by the way---?" Be honest with the taxpayer--this will be a expensive investment for all of us--please no hidden agenda on cost.</p>
	1		1	1					<p>The RMP design is well thought out, is in keeping with the Heritage richness of the community as well as the Lowerton Report. It is a complex building with differing faces and planes. However it accomplishes that while also respecting and enhancing everything that is good in Gananoque. To select the latter would be a huge mistake and will neglect the accomplishments that has been so diligently achieved.</p>

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1		1			1				I would like it conditional on any acceptance of proposal that it not be allowed to move forward without more extensive public input by the residence of the lower town. There is a failure on the part of the town to address the loss of parking with no proposal for a solution. loss of parking = loss of tourism. the low dollars in parking revenue can be increase with the right plan in place. So address it now.
1			1	1					
1			1		1	1	: Both are over designed and ill fitted to the architecture and inhabitants of the town. I believe neither has sufficient visual or practical appeal to entice purchasers. While the green concept is necessary, it can be achieved with a more traditional and cost effective building and land use plan.		
1					1				If "World Class" actually means something.. One of these proposals is - The other isn't. It was stated, "we don't want a match stick building" - so there is only one choice. One project and the development team are looking toward the future - the other are dredging up old designs and techniques. One looks onto the water and will be seen by passing boats as brave and exciting - the other has a court yard facing north? And has open exposed corridors that will be icy / cold and wet. In Canada, that's just bad design. The other has vast open terraces looking over the water. One is planning on being world class and high end and likely are also the ones who can afford to pay for the land.
1		1			1				

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1		1			1				I would like to see the evaluation matrix show how the proposal adds value to the whole area over the next 50 years at least and how it creates a positive context for future development. Because this is such an important development opportunity with a "relatively blank canvass" the importance of getting it right can't be overemphasized. This a big idea opportunity which requires expertise with big ideas to assist the town in making the decision. Volunteers can have input but a professional with experience with such planning is required.
	1		1	1					I am military and work at CFB Kingston, I'm getting ready for my retirement and I want to retire in Gananaque. I am seriously considering buying a condo but it would have to be the RMP design. I can't see myself living in an egg, I mean really come on please don't put that thing in that beautiful water front? I have shown other members I work with and they agree with me, in fact two are now interested but we all agree who wants to live in an egg shaped condo with a view of the other condos. We find the RMP design blends and adapts better the homes of Gananoque and will add prestige to the water front.
			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1		1	1					I was recently shown both proposals and I couldn't agree more with my co workers on Base. I am looking to retire in Gananoque but I could now live in the Sky Dome design. I want to live in a building with class and prestige. A court yard with a fountain and walk through are also a nice touch. look at the Giant EGG or football stadium it has such a cold look with no character which blends in worth local homes. The outside sticks out like a sore thumb. Not attractive in my opinion, I would buy a RMP condo but could not live in the earthdev. Don't build the EGG folks big mistake or will become the joke of Gananoque.
1			1	1					
	1		1	1					Very nice concept that fits in the current landscape, currently frequent visitor of Gan by water and full time Howe Island resident for the past 24 years
1			1	1					I support the RMP proposal (simply based on visual preference) as long as there is no change to accessibility of the waterfront beach to residents of Gananaque. That would be a tragedy.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1	1			1				<p>there are two issues....removal of toxic wastes.....world class vision. the easiest decision is to decide which architect has the experience and the interest to try something visually outstanding. Earthdevelopment wins. The RMP proposal is by comparison pedestrian and tired .On the second issue both companies claim experience in toxic waste removal.....no winner. The sleeper issue is whether Earthdevelopment will ONLY be interested if they acquire more lowertown property. The spokesman at the town hall meeting said that while they would PREFER to have a bigger footprint to work with... they are still very much interested in doing only 175 St Lawrence. So this issue in a non issue if they are to be taken at their word.</p>

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1		1			1				I had viewed the drawings, pictures at the Chamber. I went to the meeting with a favorite. Looking further at the meeting I changed my mind and after listening to the proposals I was happy I did. This proposal is the future and residents all have a view of the water. People will come to Gananoque to be a part of it and also to view this great structure.
1			1	1					
1			1	1					
	1		1	1					I am most impressed with both proposals but I prefer the RMP proposal
1		1			1				RMP is although nice, nothing special doesn't fall under "world class". I was impressed by earthdevelopments presentation and realistic approaches. Maybe this unique and innovative design is what we need!!
1		1			1				I came in with a totally different idea. I now love the "wow" factor. The plants on the roof and all the open area. The presentation was very well done and it changed my mind.
1			1	1					This proposal is much more in keeping with the town's character and with the proposed site. The earthdevelopment proposal looks like a half stadium suitable for the Toronto waterfront.
	1	1			1				
1			1	1					The RMP proposal is more in keeping with architecture of the town. The other proposal is too ultra modern. Ok for a big city.
1			1	1					
	1		1	1					I prefer the more conventional design. The other looks like the outside of a high wall 1/4 mile nascar track!!

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1				The stairway in the front ruins the look. I would have that in the court yard if possible or have a closed in elevator or perhaps a spiral staircase. Also too many white pillars. Could some of the be brick? No to the Bell Tower concept on page 51 - UGLY (if that is ever an option).	
	1		1		1	1	Building high rise condos/apt infringes on the aesthetics of the waterfront neighbourhoods and jeopardizes the livelihood of small businesses (i.e. bed and breakfasts). The new park would also suffer with such a building bearing down upon it. Do NOT ruin the view and loveliness of this area.		
1			1	1					I question the commercial section of this concept wondering if it is too much space for our current town needs and its impact on our Main St businesses?
1		1			1				The earth development is imaginative and sets the basis for interest and new growth to the town. The residential taxes received from new residents would also be welcomed. I liked the concept and design for this waterfront with the boardwalk as well this town should welcome a dramatic new look.
	1	1			1				

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1									1. How is it that the Antique Boat Museum is already detailed in the RMP plans? 2. We haven't seen any information on how much the town is receiving for the land the above companies will be building on. Could this be posted on the website? 3. We prefer the design of the RMP proposal; however it appears the commercial spaces occupy a lot of the best waterfront views. The earthdevelopment is superior in offering all tenants a waterfront.
	1	1			1				If the RMP proposal is selected please use better heritage colour scheme.
1			1	1				Consider a different colour scheme rather than grey - suggest 18th century colours and ties into arthur child heritage museum. Suggest proposal reflect neighbourhood as cohesive urban design.	
	1	1			1				
1			1	1					
1		1		1					RMP proposal is more typical of this area but massive. Developer arrogant and a bit closed-minded. Earthdevelopment proposal more inspired but less typical of the area and also some problems with layout-orientation. Orientation of design does not seem correct for prevailing winds- needs study! earthdevelopment have excellent reputation and impress as being more open minded.
1		1		1					
1		1			1				

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1		1	1					Former Gan resident and now summer cottage at Ivy Lea. Either proposal would rejuvenate the waterfront. Both are beautiful designs, No! Changed my mind! RMP proposal would be more in character to historic parts of Gananoque and the Village.
	1		1	1					Would appreciate being kept up to date on the project.
	1		1	1					
1			1	1					Beautiful-Beautiful. When can I move in!!!!
1			1	1					
1			1		1	1	The Town has spent thousands of dollars developing the Cow and Gate property, but now is ignoring the issue of parking for when the park is being used. The Canada Day weekend , the Pirate weekend and the Civic weekend gives ample proof of the parking issues.		
	1		1	1					The earthdevelopment proposal does not fit in with the river and heritage.
1			1	1				1. Elevators for perspective senior residents? 2. What amenities will be provided to residents? (ie underground parking, swimming pool, gym). 3. Will be away for Sept 11th meeting. 4. earthdevelopment does not suit the demographics of Gananoque.	
1			1	1					Elevators? # of parking spaces? Underground or above amenities?
1			1	1					RMP will fit more aesthetically with surrounding buildings. Attractive design. Earthdevelopment project poorly presented with no indication of commercial or residential. Unattractive design, will not blend.
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1	1			1				
1			1	1					If a viable case for the economic stability of the venture is presented, I support it. As a great grandson of Geo Mitchell I would like to see reference through design of the nature (building supplies) of the original landowner. I worked at this site in the 1940's. It is primarily sandstone and bedrock and I question any significant pollutants other than in the south east corner where Shortall's had oil and coal storage. Building underground parking will be costly with all the rock.
1			1	1					I think this is very exciting and progressive of the Town of Gananoque. I like the focus on residential/business suites, commercial suites etc. As a business owner I would definitely consider either option (res/bus or commercial). It will be nice to have more tourists in that area which most likely will attract business. Also increased tax revenues would be appreciated (+ paid by owners). Excellent work! Thanks.
1			1	1					(earthdevelopment) is <u>not</u> for Gan!
1			1	1					
1			1	1					
1			1	1					More residential possibilities to keep year around business.
1			1		1	1	Do not support a profit condo idea because it was a theatre there before. I think that parking property should have a community centre like the YMCA in Kingston and improve the lives of its residence in a community sense. You will have less people doing drugs and addicts.		
1			1	1					
	1		1	1					I work in Gan - live in Brockville. Thinking of retiring to Gan in 2 years.

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
1			1	1					(earthdevelopment) neighbours looking at each other on their balconies! Not good, no privacy, snoop heaven!
1			1	1					This is the type of development that would make me want to stay in Gananoque when maintaining a home becomes too much.
1			1	1				I believe it is essential that the condo design incorporates elevators as this is multi staired and a population (who can afford a condo) is aging. I prefer the mono chromatic design.	
1			1	1					It will be so nice to have this area of our Town cleaned up and have a tax base from it! Good Work Shelley!
1			1		1	1	Both designs are neither beautiful or in keeping with the small town feel and beauty existing already in Gananoque. The RMP building is generic and does not lend itself to the old world feel that Gananoque needs to grow on which creates its charm. The earthdevelopment building is an absolute eyesore!		
	1	1			1				Balconies should face the water outer facia should definitely have vegetation included. Good size balconies - keep them large.
1		1			1				earthdevelopment proposal appears to have more outside parking the apartments have a water view. I also like that it is only 4 storeys.
1			1	1					

RESIDENT YES	RESIDENT NO	EARTH DEVELOPMENT YES	EARTH DEVELOPMENT NO	RMP YES	RMP NO	OPPOSE BOTH	WHY OPPOSE BOTH	CHANGES	GENERAL COMMENTS
	1		1	1					I have a concern regarding available parking - the plan references 100 spaces + 30 offsite. Given 49 units and retail/commercial and staff for those businesses vs spaces currently available I think we will be further compromised in the peak season (June-August) vis-a-vis Gananoque's primary industry is tourism.
1			1	1					We would like to see more "large" windows to take advantage of views of water over the park!!
1			1	1					See attached letter
1			1	1					Please see attached. Obviously I have many questions in addition to those listed. I am extremely pleased to see new development.
1			1		1	1	Feels there should be more focus on the youth. Full comment not included due to a derogatory reference to a specific business.		

Appendix B: Letters

175 St Lawrence Street Proposal

Comment sheet (attachment for item 3)

I would suggest that the RMP proposal would be the most appropriate for the area for the following reasons:

- 1) Their proposal most suits the RFP requirements with the least effect on adjacent property owners;
- 2) The proposal takes into account the general historical architectural attributes of the Town with:
 - Pillars which are evident on several other buildings in Town
 - The octagon windows which give the appearance of boat portals
 - Steeple which matches the Arthur Child Heritage Museum
 - The red brick which matches other historical buildings in Gananoque
 - The siding which matches the buildings in the Historic Village
 - The Two red brick pillars which mimic the clock tower
- 3) The common area in the middle of the development will be used more as it is somewhat shaded – not in the glaring sun – that couples with the fountain provides a rest area for people to comfortable congregate.
- 4) The building is designed in a way which provides for a sale scale where more expensive units would fact the south with the others facing the side streets, which typically would be less expense. Therefore, providing for a mix of occupants
- 5) To meet the demands of society on the mainly floor on the side streets there are units which provide for those who work from home, or have a home office thus expanding the type age demographics of individuals who will live in the complex.
- 6) The independent commercial units fronting on Water Street provide for tourist attractions with unique artisan type shops – Water St being the most visible from other commercial outlets on the waterfront.
- 7) The design provides for a high density which means the Town will realize more tax revenue and thus assist other property owners in Gananoque.
- 8) They have a lot of prior experience in Eastern Ontario and appear to be familiar with brownfield remediation process.

The earthdevelopment proposal (ED) contains a unique design, however, creates some concerns as indicated below:

- a) There is a caveat where the developer is proposing land acquisitions and development which affect a lot of other properties that are owned by private individuals and could create a lot of animosity with the adjacent property owners.
- b) ED proposal creates a lot of condo units on the water front – it would become boring and match a lot of other cities/towns waterfront developments and would not promote tourism in the area.
- c) ED does not contain as high a density of units and therefore the property tax revenue will not be as high.
- d) Because all units focus on a view of the water front the cost of purchasing the units would all be high thus creating a density of a particular demographic of the population, which could mean that several of the units could stand unoccupied and thus be hard to sell.
- e) ED is a unique design and would be attractive in a less historic area of Town – Gananoque takes great pride its heritage foundation and architecture and therefore I not that certain it would be readily acceptable by the general population.
- f) ED is V-shaped with the open space toward the water – it is highly unlikely that the area would be used by the general public as the area would probably see a lot of wind coming off the water in the winter which would make it cold; and the sun would be beating down on the area making it too hot in the summer.
- g) ED has under estimated the cost of remediating the brownfields issues that exist on the property and could leave the company unable to financially complete the remediation that will be required.

I like the fact that both developments have included green features which promote cost effective units to live and work in.

I have read information regarding the proposals for the subject property in newspapers and visited the Chamber office for closer viewing.

I find that the ultra modern submission by Earthdevelopment to have totally disregarded the historic character of this location as well as the criteria outlined previously and accepted by council, commonly known as the Lower Town Study. It presents to me a building that is cold with a chilling aura and is totally foreign to the local surroundings. It is "out of sync" not just with the historic nature of this area and its residences, but conflicts with the efforts of many during the past few years in developing such a beautiful waterfront. The mention (Aug.2 Gan Rep) of "a larger multi-phased master plan" and "it is critical that property owners and Town work collaboratively to realize the development" (by Earth.) needs clarification.

The proposal by R.M.P. by comparison totally captures of essence of this preferred area on our waterfront. Its design and somewhat muted colour choices blend with the area and presents a warm welcoming atmosphere. It not only compliments the locale , it creates an interesting and pleasantly attractive addition to St. Lawrence St.

Additional comments. When comparing both submissions, I was interested in R.M.P. projected economic impact of 19 million dollars with up to \$400,000 annual taxes on the property. It would have been advantages to have Earthdevelopment projections to compare ie apples to apples. (Aug. 2 Gan. Rep).

I noted parking details with no designated Accessibility parking in front of store/business fronts and query if there are indeed enough parking spots for the number of commercial outlets. Gananoque winter parking ban begs a parking question for overnight guests.

Presume the inside court yard and pool access are for residents use only, with no off street entrance (R.M.P.) Drawing not too clear.

Neither proposal identifies where garbage disposal, recycle bins would be located on property for residences/businesses/restaurants nor how they will be serviced. Neighboring residences would like to know!

Neither show access for delivery trucks nor space for manipulating same. Moving boats on trailers for display purposes, delivery trucks, moving vans, trade vehicles etc. present concern with narrow streets and parking one side. This area has extreme pedestrian/ vehicle traffic 7 mon. of year - NB the present delivery issues along King St., Market & King.

The term 'sheltered porch' needs explanation. Sheltered from what? drawing shows open to elements, not closed in, no covering over tops. (R.M.P).

To members of Gananoque Town Council

I am writing to Town Council to express my views on this current development of the Mitchell and Wilson property. I am the owner of the old St. Lawrence Steel and Wire buildings, now known as Stone's Mill (21-23-25 Mill St.)

Firstly, I think it is important that we keep an eye on the big picture, that is the long term development of the entire Lower Town. I don't think we should isolate this development of 175 St. Lawrence Street without consideration of the future development of other buildings and streets/pedestrian walkways in Lower Town, including the Cliffe Craft building, Textron building and the Steel Wire building.

Secondly, I am concerned by the amount of commercial/retail space allocated for this proposed development. When we started our development of the old St. Lawrence Steel and Wire buildings in 1990, we used the Gananoque Waterfront Study of the 1980's as a vision of the future of the Gananoque waterfront and LowerTown. Very specifically, this Waterfront Study emphasized that minimal commercial/retail development should occur in the waterfront area. The Boat Line already draws hundreds of thousands of tourists to our waterfront. What the Waterfront Study emphasized was to create a pedestrian walkway/route to encourage these tourists to visit our King St. downtown business sector. The majority of Boat Line tourists arrive in Town, park their cars near the waterfront, take the boat cruise, then leave town. In the early 1990's, the Town rebuilt Mill St., and built a pedestrian walkway on the King St. railway bridge. Unfortunately, the Town didn't go far enough, and extend Mill St. to the waterfront, and thus the Boat Line traffic is still cut off from the King St. business sector.

When Town Council proposed the development of the Historic Village on Gananoque's waterfront – I made a presentation to Council, with the 1980's Waterfront Study in hand. I highlighted sections of this Waterfront Study which clearly stated "Don't put commercial/retail development on the waterfront. Develop a means to encourage the Boat Line traffic to stroll several blocks to our Downtown Business sector along King St." The Town proceeded with the development of the Historic Village, and my understanding is that it has NOT been a commercial success.

The 1980's Waterfront Study stated that museums would be a good fit for Lower Town, such as an historic boat museum. Today, this may still be a possibility.

Perhaps we can look at Kingston as a good example of waterfront development. Kingston has a thriving downtown centered along Princess St., plus Kingston has two museums on its Ontario St. waterfront (the Great Lakes Marine Museum and the Steam Museum) and both are situated within a residential area. After 40 years of debate, finally Block D was developed, with three high rise condo buildings and one residence hotel. The only commercial/retail business in this large development was a café/deli known as the Ruffled Feather, situated with frontage facing Ontario St. The owner's vision was that many of the condo residents would use her deli as their local food store. Unfortunately, within 2 years, she had to close her business, as she found that this condo traffic by-passed her store in order to shop downtown.

I invested in Gananoque because I truly believe that the Town has amazing potential. I think the Gananoque River harbour could one day be the most beautiful harbour in Canada. I think Lower Town could be a magnificent link between our St. Lawrence River waterfront and our Downtown. I think our Downtown could be much more successful if we can bring these Boat Line tourists, Lower Town condo residents and Playhouse patrons into our downtown.

Chris Macrae
Stone's Mill Investments Ltd.

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September 13th, 2012

To the attention of the Town Council of Gananoque
and Planning Staff

RE : 175 St. Lawrence St proposal

Hi

First I would like to commend the town's representatives and staff for all their efforts to gauge the resident's opinions regarding the proposed development of the St. Lawrence Street parking lot. Obviously time restraints at the public hearing did not allow for further discussion after a few questions had been raised. The survey and comment sheet is also a one dimensional address to you and does not allow for interaction amongst the residents of our town as for example an internet discussion forum would.

My aim is not to criticize especially as I realize how many different and complex issues you have to deal with daily. I hope you see my submission as the attempt to add constructive input with the aim of achieving the best result for all.

You as decision makers have a lot on your plate and therefore professional analyses help guide you. As I understand therefore a Lowertown study was commissioned and completed with a final report issued in December 2005. The specific purpose of that study was with help of a Steering committee based on consultation with stakeholders and the public to **"help identify the types of activities that may take advantage of this unique district "** and to create a strategy to guide the future development. It's goal was to establish a realistic planning framework and policy to this end. " To recognize that the development of Lowertown is of regional as well as local significance. A summary of the themes was compiled. It was specifically stated " **public ownership offers distinct advantages to future development potential. In addition provides the opportunity for the town to lead by example through public investment in demonstration projects that further the vision of the Lowertown area. "** The study talked about avoiding long uninterrupted facades and talked about height restrictions.

2.

I now ask myself what became of the objectives of this study ? Why instead of picking up on the described guidelines which had the input of the citizens of Gananoque take the route of asking developers for their visions ?

At the town hall meeting great pride was expressed about how stakeholders in the community had together developed and implemented the waterfront park which everybody including visitors regard as a great improvement . A success story.
. I suggest repeat the idea.

I therefore think the Request for Proposal is fundamentally flawed because developers are asked for their proposals and thereby the citizens input voiced in the study has been ignored. The very principles and guidelines outlined in the study have been ignored. I think when the citizens have expressed their needs, desires and visions and developers should be found to implement these objectives. It was the town's role to lead by example with **demonstration projects**. At present we have developers who have bid for a chance to complete their vision. Their primary vision is to make a profit for themselves which is not necessarily compatible with a long term profit for us , the town. Therefore we get the unimaginative standard recipe of building Waterfront condos And this in my opinion wrong about the Request for Proposal.

We now must ask ourselves how does the town and it's inhabitants profit from the way things are now shaping up ?

Profit thereby not only being considered in financial terms but also in terms of public usage for the population and visitors. Public usage means bringing life and living quality to lower town and even helping to connect it to the town's centre. If the residents had input in the planning stage their desires and fears to the amount and viability of competing retail for example would have been considered. The idea must be to create a synergy which can only be addressed if the inhabitants of Gananoque become active participants rather than consumers who can choose between developer's visions geared for making profit for the developer.

Is it not the objective to maximize profit for the community in every sense ?

3.

The site of the property in discussion is world class ! This is a waterfront property in the Gateway town to the world famous and beautiful 1000 islands that draws visitors from all over the world ! Let us not squander this potential but pay tribute to where we live. Let us plan for our benefit and for that of visitors. Let us do something world class !

This cannot be simply a condo-development no matter what it looks like. Gananoque already has 3 waterfront condo developments. A part from the tax base how has this invigorated Gananoque ? There is a condo development right next to the fabulous marina .Where is the life generated here ? We all know that condos are primarily bought by seniors and people who do not want to worry about property maintenance when they travel for extensive time periods. For example when they spend the winter in Florida .

Not only are they away but they also spend their money somewhere else. How does that invigorate year round life in a community ? What about the demographics in the community etc. . Wasn't it revealing when at the town hall meeting the RMP representative tried to make the point how active the condo residents were by taking bus trips i.e. to NYC ? (to spend their money elsewhere !).

I don't know of any condo along the St. Lawrence nor along the waterfront in Kingston that has made any iconic statement which defines place. There are reasons for this which are inherent in this wrong concept if you are thinking of revitalization. This is so to speak a " gated " , closed community. An unimaginative development because the developer wants to make money and wants no risk so he will implement as generic a property as possible so as to be able to sell easily. Once the condos are sold the developer is gone but we still live here.

We have to show our pride in where we live, have imagination, be creative and be bold in our visions. We have to leave trodden paths and lead in the development. WE can do better !!!

4.

There are iconic structures in the world that put a place on the map and interestingly enough they all incorporate public use. A prime example is Frank Gehry's Guggenheim Museum in Bilbao, Spain, built in that city's decrepit port area in a declining rust-belt town no one wanted to visit." In its first year almost 4 million tourists visited the museum generating 500 million Euros in economic activity. The regional council estimated that the money visitors spent in hotels, restaurants, shops and transport allowed it to collect 100 million in taxes which more than paid for the building cost. The so-called Guggenheim Effect refers to how the museum transformed the city. " This is an example of a bold vision. But it definitely paid off !!

I am not suggesting a museum but I am suggesting more imagination and more public usage. We have a better outset. We already have a world class site that people from all over the world visit.

Take as another example the Evergreen -Brickworks concept in Toronto which is now named one of the top 10 geotourism destinations in the world by National Geographic. Take the Distillery area in Toronto. Remember i.e. the reference to the Frontenac Arch Biosphere ? by Earthworks.

It must be possible if all the stakeholders in Gananoque pool their ideas and a Gan think tank is created that some very good ideas will be produced that gain public support.. This would create a sense of community, of belonging and the residents of Gananoque would be fiercely proud of their achievement and embrace their lower town.4.

It doesn't take financial genius to realize that if you own a property and invest in it you will make a better profit than a developer who first has to buy the property and then invests the same money you do. Surprisingly enough the developer can't wait to do the deal because it is still very profitable. Why doesn't the community also consider the option of public ownership and investment or a public private partnership. If the bank will finance a developer won't the bank finance a community if they present a viable financial plan ? The community might be able to get government funding in addition if the proposal is of general benefit and promising. If you need to, sell shares to the residents. These are just ideas.

5.

I suggest that council not be too hasty and feel compelled to approve one of the prepackaged developer proposals just because they have been submitted and a lot of work and expense has gone into their preparation. Let's remember that the developers themselves, out of their own free will, took the risk of submitting their ideas. They knew this involves cost with no guarantee of acceptance. They were enticed by potential profits. I realize it is late in the game but also that it cannot be too late to avert mistakes that will be written in stone with long term negative consequences. You have an obligation towards the citizens not the developers.

Don't be dazzled by the economic impact studies the developers have presented. Especially when comparing the numbers with the \$ 3000 pa that are generated today on the site as a parking lot.

The one time economic boost during construction will be generated into the economy by any builder. More interesting (apart from community usage) is the long term economic Benefit. The recurring tax and household revenue which has been calculated by the developer RMP in their proposal is :
\$ 1.29 million in local income / \$ 213,000 taxes and 18 local jobs. A sum of approx \$1.5 million per annum.

Now compare this to your own 2008 statistics :

Gananoque is at the centre of a market that includes 120 million consumers

Annual traffic on Highway 401 : 16 million

Visitors to Casino : 500 000

Visitors to Boatlines : 150 000

When the Playhouse was opened many probably questioned it's viability . The statistics Show 30 000 visitors.

Need I say more ?

6.

Two final remarks :

Earthworks has properly defined that this site alone will do very little to achieve the town's general objective of revitalizing the lower town and joining it with the town centre. The issue at stake is a master plan . Only then will we achieve success. The parking lot site is but one piece of the puzzle. As one of you asked in the town hall hearing what about private ownership in the area ? Can a full master plan even be implemented ? This parking lot (our world class waterfront site) is by virtue of the fact that it the first to be tackled becomes the cornerstone the demonstration project of all or any future development. Remember the " **leading by example in a demonstration project.** "Don't squander this chance and asset. If you start here with a condo development without having defined how further to proceed. you will be creating an isolated structure with less public usage than the parking lot now but generating a bit of extra cash. That's it ! If however we realize a publicly used space that must create at least as much revenue and possibly more you have set an anchor for further revitalization because you have seeded activity.

The idea proposed by RMP could actually be disastrous because without year round vitality the retail spaces provided will only succeed in the summer months when the tourists are around. The population of the condos is not sufficient to sustain these shops, cafes etc year round. You will have bankruptcy, closures and empty storefronts. Look at the Historic Village in the off season now. You will also have capped the open Spaciousness of our waterfront park by putting a multi –storey facade along Water Street. Imagine the desolate street scene in the winter when the ground floor retail space is boarded up. If that is the case the financial projections RMP gave you as incentive are also no longer valid because the tax base will be eroded . Augmented by the then undesirability of the condos above and therefore lower property value. Even in the summer very few people will use the passageways to enter he proposed court yard because there is no anchor , no reason to go there. The waterfront is the attraction not a reflecting pool in the other direction giving us the vista of the Gananoque Boat Lines Repair yard.

Earthworks has it right by opening up the building to the waterfront. I think even they realize just the condo idea alone doesn't cut it. Maybe we have already found the right developer if we tell them what we want. They seemed interested in a dialogue and inviting public participation and not providing a we know it all- prepackaged –off the shelf solution. Maybe we can work with them and start a fruitful dialogue incorporating Our , the citizen's ideas.

6.

You have to be bold if you want to make a mark and leave a legacy worthy of the place. In the words of Mr Nolan at the public hearing who said ,even if he didn't like the look of the Earthworks proposal because he was more of a traditionalist ,:It would make history.

That's what it's about !

Let us start a task force with the community's stakeholders !!

I would love to hear back from you.
I thank you for your time

A concerned citizen

Philip Hirst

COMMENTS

RE: 175 ST. LAWRENCE STREET PROPOSAL

To the Town Council, Staff and Citizens of Gananoque

I hope we can agree that with the development of the site " we should try and find a solution that will bring economic benefit and greater quality of life to the largest number of people "

That is why I am so concerned because with a condo development as the first major project initiated by the town in the Lower Town of Gananoque the council will have squandered " the opportunity of leading by example in a D e m o nstration Project "

that is supposed to further the vision of the Lower Town area.

Clearly the largest number of people will not benefit but the select few condo buyers will. How are the largest number of people

involved ? Is their quality of life going to be significantly enhanced by entering the courtyard and envying the condo dwellers or by shopping a few months in the year in the envisaged retail outlets ?

Section 1.1 of the Request for Proposal reads :

" The proposed design must integrate and link with the Lowertown area and features as well as future developments adjacent to the site."

The problem is that the future developments adjacent to the site have not yet been defined so how is this imperative to integrate and link with them to be achieved ?

Please do not misunderstand me. I am not against condos in the Lowertown nor do I have anything against developers. I just think that the first major building project undertaken has special significance in seeding activity through public usage. Activity here means " the largest number of people " having access to something that enhances their quality of life. We as a town do not have to reinvent the wheel. Let's just broaden our vision and look at what other communities have done to attract public which translates into economic benefit for a town. See the Guggenheim effect.

(for inspiration google the term)

Let's look more closely at the economics.

The real entity at present that defines Gananoque as a " place " is the Gananoque Boat Lines. The 2008 statistic on the town website

shows 150 000 passengers p.a.

According to the RMP proposal submission the town would receive \$ 213 000 in property taxes from the condos. Do you realize

that if each of the 150 000 boat line passengers spent \$ 10 on an entry fee to something spectacular you would generate \$ 1.5 million

minus wages (that's your jobs). That is what 60 000 sky tower visitors on Hill Island pay for each time they go up.

If there was an educational slant to the project you would not only entertain but also educate the public. You would engage schools, volunteers, educators, community groups (look at Brickworks).

I am not suggesting a specific project but just off the top of my head let's use the Frontenac Arch Biosphere as a reference. This

place already has this designation by the UNESCO ! The Biosphere defines place, we are here , give it a centre. Put Gananoque on the international map and in the guidebooks. Let locals and tourists take part in the activities there .

Make it a special year round interactive

experience. The 150 000 boat line passengers are already at the door ! Take Upper Canada Village. It is in every guidebook and people from all over the world go. The economic spin-off is much more than the anticipated \$ 1.29 million spent by the condo dwellers and this is the best optimistic projection. The RMP projection does not regard a certain percentage of absence of the condo dwellers and there is no guarantee that their money is primarily spent here and not elsewhere. Guaranteed on the other hand is that the visitors to our town will spend their money here when here. That makes tourism one of the driving economic factors wherever the locals have trouble sustaining their economy.

PAGE 2

I just think the condo idea as the lead project in the location will have the opposite effect. It will help deaden Lower Town.

The proposal has nothing to do with " promoting a strong sense of place" nor does it " reflect the unique character of the community." as it should and is outlined in Section 1.1 of the Request for Proposal. These words have a significant meaning but they will be degraded to insignificance. They will be an elaborate window dressing to disguise a lack of foresight and vision.

Philip Hirst

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