

April 7, 2014

Project No. 13-1122-0170

Ken Dantzer  
CaraCo Development Corporation  
P.O. Box 70  
Glenburnie, Ontario  
K0H 1S0

**UPDATE: HERITAGE IMPACT STUDY FOR CARACO PROJECT ON SOUTH STREET, GANANOQUE, ON**

Dear Ken,

Golder Associates (hereafter Golder) has, as requested, reviewed the revised drawings dated April 4, 2014; we have, in particular, considered the reduction in the number of suites to 100 and the introduction of a breezeway into the structure. These revised plans, hereto attached, were reviewed by Golder's heritage consultants (landscape architects and urban designers with full Canadian Association of Heritage Professional accreditation).

It is our professional opinion that these changes will have no impact on any protected heritage properties (*Ontario Heritage Act* Section 27 or Part IV Section 29), nor will there be any impact on defined areas of heritage character as stated within any applicable planning or policy documents adopted by the Town of Gananoque. This includes the policies of By-law 2010-75.

This letter does not change the conclusion of the Golder Heritage Impact Study, Golder Report #13-1122-0170-2000 nor does it change the findings of the letter provided on December 19, 2013.

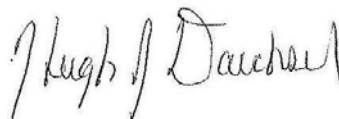
If there are any questions, please do not hesitate to contact the undersigned.

Yours truly,

**GOLDER ASSOCIATES LTD.**



Marcus Létourneau, PhD, MCIP, RPP, CAHP  
Senior Cultural Heritage Specialist



Hugh J. Daechsel, MA  
Principal, Senior Archaeologist



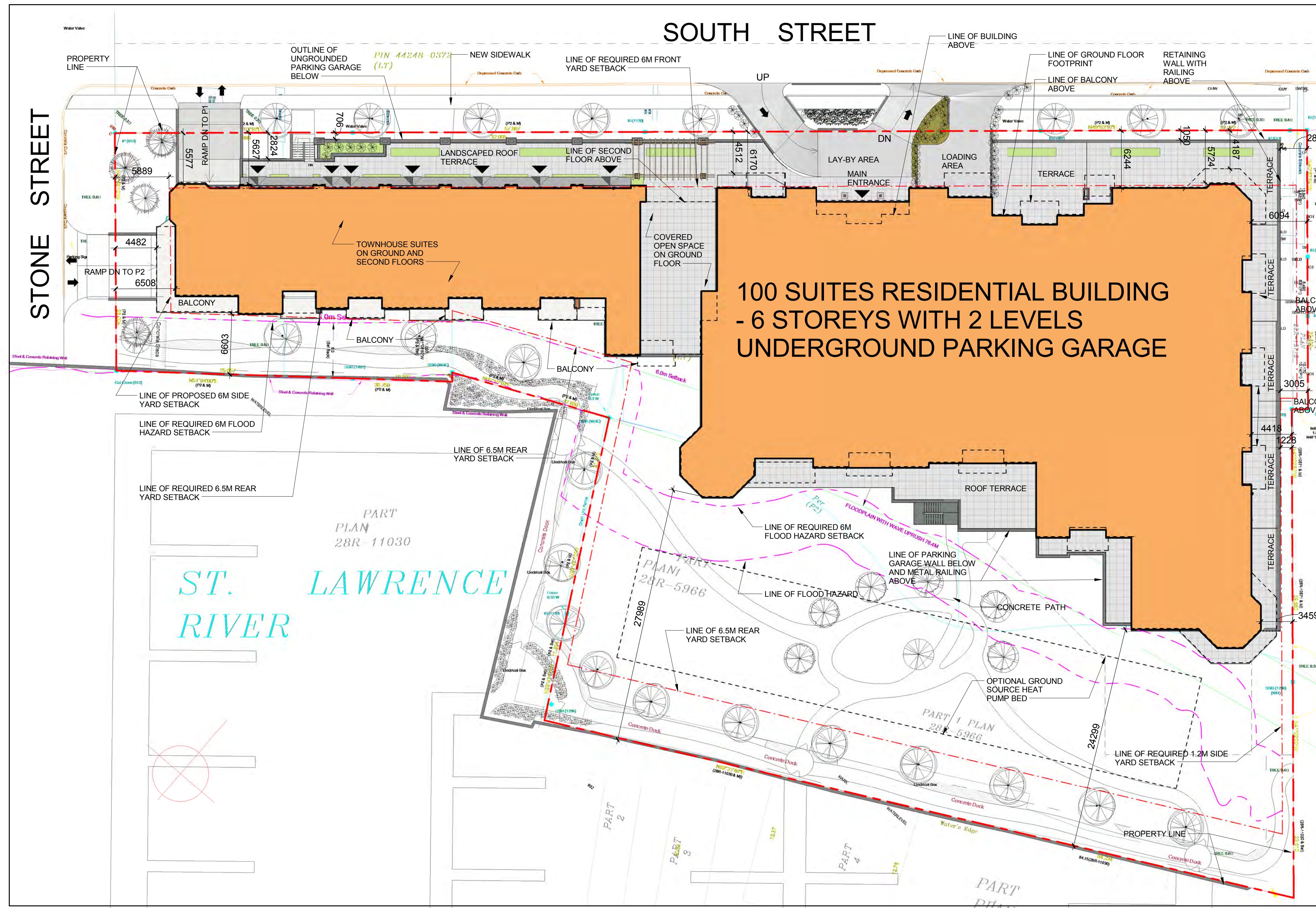
David Waverman  
Senior Landscape Architect

ML/HJD/lrb

Attachments: Updated Renderings

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1 Site Plan  
A100 1:250

**SITE DEVELOPMENT AND ZONING INFORMATION**

THIS SITE PLAN DEVELOPMENT AND ZONING INFORMATION IS BASED ON DEVELOPMENT PERMIT BY-LAW 2010-75 BY TOWN OF GANANOQUE, ONTARIO

**PROPERTY LEGAL DESCRIPTION**  
LOTS 671 TO 677 INCLUSIVE  
PLAN 96(E), TOWN OF GANANOQUE, ONTARIO

**ZONING CLASSIFICATION**  
SITE AREA 7,254.4 SM, 1.79 ACRE

**BUILDING AREA** 3,459 SM, 37,232 SF (INCLUDING THE AREA OF BASEMENT PARKING GARAGES THAT ABOVE GRADE)

**BUILDING COVERAGE**  
REQUIRED 35%  
PROPOSED 47.7%

GROSS FLOOR AREA	SM	SF
GROUND FLOOR	2,764	29,751
SECOND FLOOR	2,871	30,903
THIRD FLOOR	2,871	30,903
FOURTH FLOOR	2,871	30,903
FIFTH FLOOR	2,871	30,903
SIXTH FLOOR	2,871	30,903
TOTAL	17,119	184,267

**AMENITY AREA** 669 SM, 72,01 SF

**RESIDENTIAL UNIT BREAKDOWN**

1 BEDROOM+DEN	5
2 BEDROOM	7
2 BEDROOM+DEN	88
TOTAL	100

**LANDSCAPE AREA** 4,330 SM, 46,608 SF (INCLUDING SODDED PLANTING AREA, ROOF TERRACE, UNIT PAVEMENT)  
COVERAGE 59.7%

**ASPHALT PAVEMENT AREA** 160 SM, 1,722 SF  
COVERAGE 2.22%

**BUILDING HEIGHT**  
REQUIRED 6.0M  
PROPOSED MAX. 20M  
AVERAGE 18.9 M(FROM AVERAGE GRADE TO ROOF DECK)

YARDS	FRONT YARD	SIDE YARD-INTERIOR	SIDE YARD-EXTERIOR	REAR YARD
REQUIRED	6M	1.2M	15M	6.5M
PROPOSED	MIN 5.5M-6.2M (NORTH)	3.4M-6.0M (EAST)	5.8M-6.5M (WEST)	6.5M-24.3M (SOUTH)

**FLOOD HAZARD SETBACKS**  
REQUIRED 6.0M  
PROPOSED MIN 6.5M(SOUTH)

**PARKING**

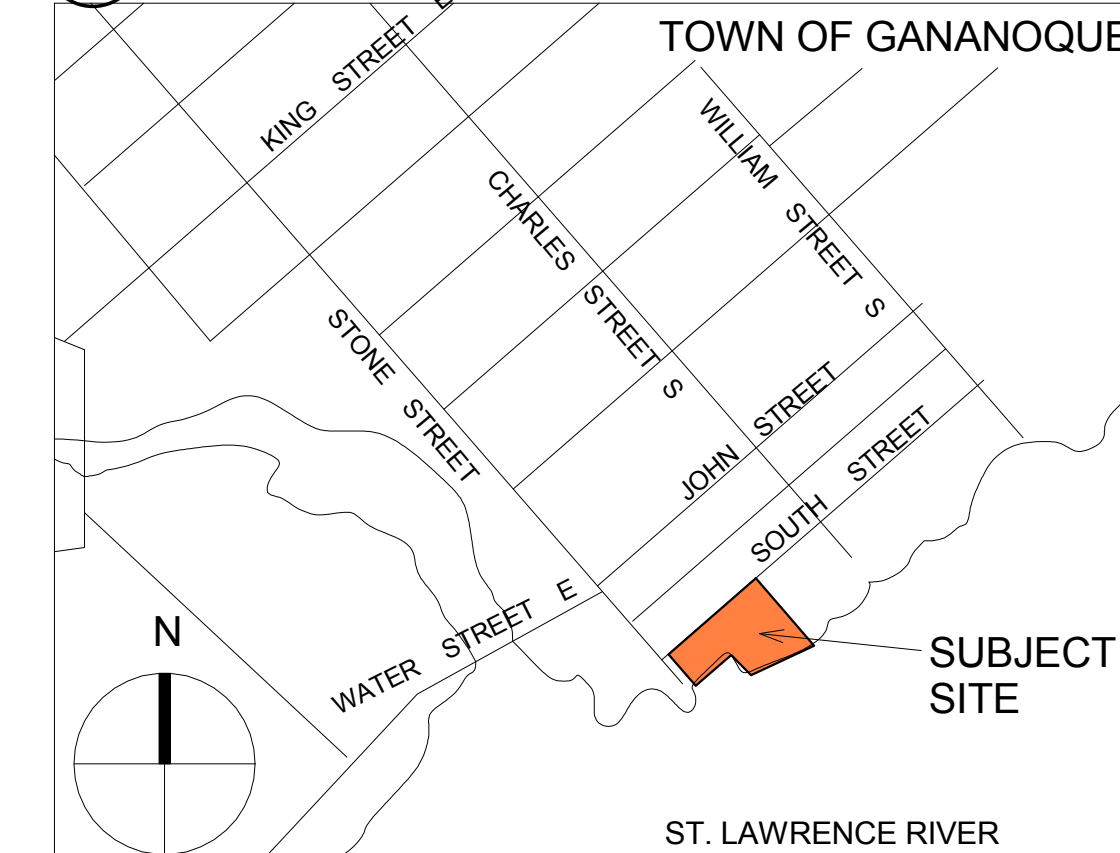
REQUIRED	128 SPACES (1.25 SPACE PER SUITE)
PROPOSED	162 SPACES
REQUIRED HANDICAP PARKING	8 SPACES (1 PER 20 PARKING SPACES)
PROPOSED HANDICAP PARKING	8 SPACES
PARKING DIMENSION	3.0M x 6.0M
HANDICAP PARKING DIMENSION	3.0M x 6.0M PLUS 1.5M AISLE
DRIVE WAY WIDTH	6.0M

**LOADING**

SPACES	REQUIRED	PROPOSED
DIMENSIONS	14M x 3.5M	1 SPACE 8.0M x 5.0M

**CREDIT NOTES**  
THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHICAL PLAN OF SURVEY PREPARED BY HOPKINS, CORMIER AND CHITTY SURVEYING CONSULTANTS INC, 634-636 NORRIS COURT, KINGSTON, ON. FILE NO. 2013-089, DATED MAY 7, 2013. CHAMBERLAIN ARCHITECT SERVICES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

2 SITE DEVELOPMENT AND ZONING INFO  
A100 1:400



SITE LOCATION MAP



Chamberlain Architect Services Limited  
5096 South Service Road  
Suite 103  
Burlington, Ontario L7L 5H4  
CANADA  
Tel: 905.631.7777  
Fax: 905.631.7717  
www.chamberlainpd.com

NO.	ISSUED	DATE
2	FOR BPA	SEPT 20, 2013
3	FOR COORDINATION	OCT 18, 2013
4	FOR COORDINATION	NOV 4, 2013
6	FOR PLANNING REVIEW	MARCH 26, 2014
7	FOR BPA	APRIL 4, 2014

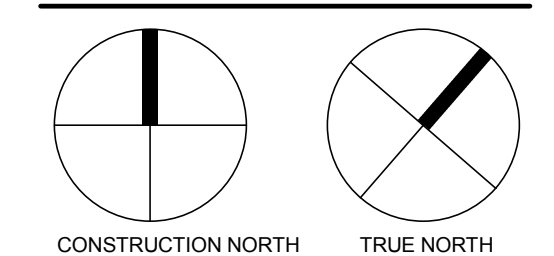
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.



RIVIYRA DEVELOPMENT INC.

SEAL



PROJECT

RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET, GANANOQUE, ON

SHEET NAME  
SITE PLAN

START DATE	JUNE, 2013
DRAWN BY	HC
CHECKED BY	
SCALE	As indicated
PROJECT NO.	113036
DRAWING	

A100

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NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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CLIENT



RIVIYRA DEVELOPMENT INC.

SEAL

PROJECT

**RIVIYRA  
CONDOMINIUMS**

SOUTH STREET & STONE  
STREET, GANANOQUE, ON

SHEET NAME

**BUILDING  
ELEVATIONS I**

START DATE **JUNE, 2013**

DRAWN BY **HC**

CHECKED BY **Checker**

SCALE **1 : 200**

PROJECT NO. **113036**

DRAWING

**A201**

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**1 SOUTH ELEVATION**  
A201 1 : 200



**2 EAST ELEVATION**  
A201 1 : 200

NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014

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CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CLIENT



RIVIYRA DEVELOPMENT INC.

SEAL

PROJECT

**RIVIYRA  
CONDOMINIUMS**

SOUTH STREET & STONE  
STREET, GANANOQUE, ON

SHEET NAME  
**EXTERIOR  
ELEVATIONS II**

START DATE  
JUNE, 2013

DRAWN BY  
HC

CHECKED BY

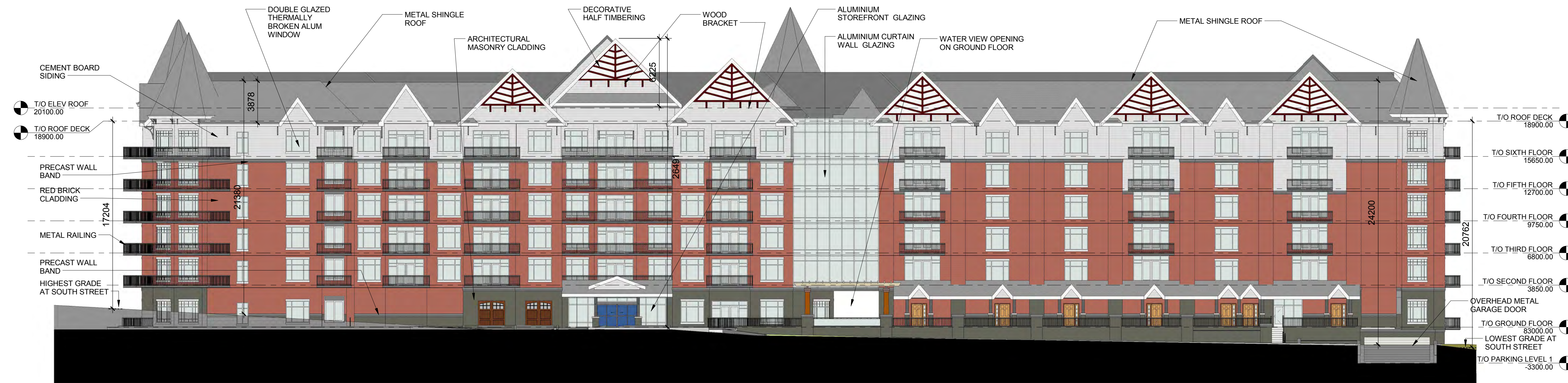
SCALE  
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PROJECT NO.  
113036

DRAWING

**A202**

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**1 NORTH ELEVATION**  
1 : 200



**2 WEST ELEVATION**  
1 : 200