

## **13.0 Lowertown**

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### **13.1 Background**

In 2005, Gananoque initiated the Gananoque Lowertown Study, which was finalized in the same year. The study was initiated as an economic development initiative and strategy to guide future development in the Lowertown Area and to inform a review of the Official Plan that was about to get underway at that time.

The Lowertown study featured an extensive consultation program that involved interviews, questionnaires, information displays, various Council and Steering Committee Workshops and Meetings and several Public Workshops and Meetings.

The study establishes the following vision and principles for Lowertown:

Vision: Create a vibrant, year-round, mixed use Lowertown neighbourhood on an active waterfront where people live work and play.

Principles:

- **Live:** Protect and enhance existing residential uses; encourage new medium-density residential uses.
- **Work:** Protect and enhance existing viable businesses; encourage appropriate new, street-related retail and commercial uses.
- **Play:** Protect and enhance existing recreation, tourism and cultural uses; provide opportunities for new water-related recreation activities; encourage appropriate cultural activities and facilities.

The study identifies several issues, opportunities and constraints associated with Lowertown at that time:

- Redevelopment potential
- Parking issues
- Poor linkages to King Street
- Signage/information
- All season use
- Access to the waterfront
- Environmental issues – land base and water base

The study speaks to a series of matters including including:

- Pedestrian circulation
- Vehicular circulation
- Parking strategy
- Streetscape design
- Wayfinding and signage

## **Draft Background Report**

### **PlanGAN – Gananoque Official Plan**

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- Open space and parks
- Design guidelines

In 2015, Gananoque commissioned the Parking in Lowertown Study which provided a more in-depth analysis of existing and future parking and traffic conditions. This study found that the parking supply was adequate to meet existing and future demand, including peak period demand, with the exception of holiday weekends. Based on this analysis, the study made various recommendations to improve parking operations in the short and long term.

#### **13.2 Official Plan**

The Official Plan includes various policies that speak to Lowertown. The first guiding principle of the Official Plan states “we will be dedicated to maintaining and improving Lowertown through the long term implementation of the Lowertown Master Plan.” The Official Plan includes a section on Lowertown, including goals and objectives, policies for natural heritage features, public access and use, development and redevelopment and implementation. These policies are consistent with the Lowertown Study recommendations.

#### **13.3 Conclusion**

The Official Plan policies relating to the Lowertown should be reviewed in the context of the external and local changes described in previous sections and progress made on the Lowertown Study to date.