

Planning Report

The Birches

Project No. 19-02

Our File: 19021

April 2023

Prepared by:

SUPERVILLE ENGINEERING CORPORATION

141 North shore Road, Gananoque, ON K7G 2V6

Tel: (613) 888-9274

Email: supervilleandrew@gmail.com

TABLE OF CONTENTS

	Page
1. INTRODUCTION	1
2. SUBJECT LANDS AND SURROUNDING AREAS.....	1
3. PREVIOUS DEVELOPMENT APPLICATIONS	1
4. PROPOSED DEVELOPMENT.....	1
4.1 Servicing and Storm Water Management Report	2
4.2 Birch Street Unopened Road Allowance	2
4.3 Elm Street Unopened Road Allowance	3
5. POLICY AND REGULATORY FRAMEWORK	3
5.1 The Official Plan of the Town of Gananoque.....	3
5.2 The Development Permit By-Law of the Town of Gananoque.....	6
5.3 Provincial Policy Statement.....	7
6. SUMMARY AND CONCLUSIONS	8

APPENDICES

Appendix 'A' – Figures

Figure 1 – Site Plan - South Half

Figure 2 – Site Plan - North Half

Figure 3 - Elevation of Proposed Multi-Unit Building

Figure 4 – Official Plan Excerpt

Figure 5 – By-Law Excerpt

Figure 6 – Plan Birch Street ROW

Figure 7 – Plan Elm Street ROW

1. INTRODUCTION

This report has been prepared in support of the development of lands located north of Birch Street between Elm and Maple with in the Town of Gananoque.

The proposed development includes a total of sixteen buildings; fifteen building units each containing four dwelling units per building and one utility building unit. Refer to Figures 1 and 2 showing the plan layout for the development.

The housing development will proceed as a condominium consisting of multi-dwelling unit buildings.

2. SUBJECT LANDS AND SURROUNDING AREAS

The subject lands are currently undeveloped. The terrain generally slopes in two directions about the center of the property; towards the south east quadrant and to the western boundary. The surface of the lands is sparsely vegetated with brushes and grasses. The surrounding lands to the south, east and north are predominately urban residential while the lands to the west are much more sparsely populated and more rural in nature.

The Town of Gananoque's Official Plan identifies the subject property as Residential.

Under the current zoning by-law for the Town of Gananoque, the property is designated as Residential.

3. PREVIOUS DEVELOPMENT APPLICATIONS

We are unaware of any previous development applications for the subject property.

4. PROPOSED DEVELOPMENT

The plan area of the subject property is approximately 2.64 hectares (6.52 acres). The proposed development consists of fifteen buildings with four dwellings units per building and one utility building. The buildings will be designed for multi-residential housing for seniors, and as such, the buildings are planned to be single storey. Refer to Figure 3 showing the proposed elevation of the buildings to be constructed as part of the development.

This form of housing building supports the objective of housing intensification on these vacant lands within the existing residentially designated area.

The development application was the subject of a pre-consultation with the staff of the Town of Gananoque. The Town of Gananoque requested that, along with a Planning Report, the following reports be prepared to support the application:

- Servicing Report
- Storm Water Management Report
- Traffic Report

The applicant has prepared submissions for the requested items concurrent with the preparation of the Planning Report.

4.1 Servicing and Storm Water Management Report

- A private roadway and ring road will provide access to and throughout the site.
- Stormwater will be conveyed through the site via swales, ditches and culverts. Attenuation of peak stormwater flows will be managed with the use of stormwater management ponds and storage tanks. Quality control of stormwater runoff will be managed with the use of permanent pools incorporated into the attenuation ponds as well as oil grit separator units.
- Municipal potable water service will be provided to the site at the existing watermain at Birch Street and Second Street; located at the site entrance at Birch Street.
- The site will be serviced by a gravity sanitary collection system directing effluent to the existing sanitary sewers also at Birch Street and Second Street; located at the site entrance at Birch Street.

4.2 Birch Street Unopened Road Allowance

The proposed lands for the development, currently contain within its boundaries an unopened municipal road right-of-way (ROW) for a northerly extension of Birch Street from Second Street. The ROW extends from the intersection of Birch Street and Second Street in a straight line to the northern boundary of the property and beyond to Fourth Street. Refer to Figure 6.

It is proposed that the existing Birch Street ROW, within the northern and southern property boundaries; Second street and Third street ROWs, be closed and incorporated into the lands for the development.

Assessing the rationale for this is as follows;

- The continued northly extension of Birch Street beyond Third Street to Fourth Street is not considered viable at this time. The nature of the terrain within the ROW beyond the northern property boundary is “wetland” in nature. This condition does not effectively accommodate a road way platform without significant intervention to the wetlands. A similar condition exists along the Maple Street ROW also between Third Street and Fourth Street.
- An existing multi-unit development is currently underway along the eastern boundary of the Birch Street ROW; between Third Street and Fourth Street, with its entrance located on Fourth Street. Therefore, access to these lands would not be realized via a Third Street westerly extension nor a Birch Street northly extension but as current, via Fourth Street. The future westerly extension of Third Street beyond Elm Street is not particularly viable. There are no destinations that would warrant an extension along this ROW.
- The nature of the development along Maple Street north of Second Street, would not warrant a Third Street extension further west, again due to the wetland constraints associated with northerly extensions to Fourth Street on Maple and Birch Streets.

4.3 Elm Street Unopened Road Allowance

It is understood that there are currently seven developable lots fronting the eastern boundary of the Elm Street ROW between Second Street and Third Street. There are no known plans for the development of these lots.

In support of this consideration, the Birches development proposes to have two watermain extensions from its own internal watermain looping terminate along the western boundary of the Elm Street ROW. One will be situated immediately south of the intersection of the Third Street and Elm Street ROWs and one will be situated immediately north of the intersection of the Second Street and Elm Street ROWs. These features of infrastructure will allow for the future watermain connectivity needed to develop these lots. Refer to Figure 7.

The effort of constructing watermain piping that originate within the existing ROWs of both Second Street and Third Street would not be required due to these features of infrastructure being in place as part of the Birches development. This limits the degree of disturbances to the active use of the existing roadways.

The nature of the terrain is such that a portion of the surface drainage from the Birches development will discharge into the ditch along the west side of the Elm Street ROW. The terrain of the lots along the eastern boundary of the ROW currently drain to this ditch and it is likely to do so in the future as well.

Any reorientation of the proposed layout for the Birches development where an entrance off Elm Street between Second and Third Streets would reduce the number of units for the site. The site has been maximized in general compliance with house needs. Further, the watermain servicing benefits noted would generally not be realized under an alternative layout.

5. POLICY AND REGULATORY FRAMEWORK

This section reviews the current policy and regulatory framework applicable to the subject lands including:

- Official Plan of the Town of Gananoque
- Development Permit By-Law of the Town of Gananoque
- Provincial Policy Statement

5.1 The Official Plan of the Town of Gananoque

The Official Plan provides a policy framework intended primarily to manage and direct physical developments and their effects on the social, economic and natural environment within the Town of Gananoque. In developing the Official Plan, the Town Council recognized that there are land use issues for which land use policies must be developed to ensure an orderly and environmentally sensitive pattern of development and redevelopment.

The Official Plan has designated the area of the proposed development on the subject property as 'Residential'. Figure 4 shows *Schedule B – Residential Policy Area*. It shows the approximate location of the subject property. The proposed development will continue to have this designation of 'Residential' in order for the development to proceed.

The development is in keeping with the development goals and objectives of the Town's Official Plan in that the development:

- promotes and supports affordable housing options for members of the community.
- is a form of residential intensification, infilling and redevelopment of existing vacant lands within a neighbourhood that is compatible.
- is located within a residential area where access to the downtown core by cycling and walking can be easily achieved; i.e., without the use of a vehicle.

The development is compatible with the surrounding developments in that it maintains the character of the surrounding area and is compatible with respect to the proposed built form, scale, urban design, intensity of use and streetscaping contained within a condominium framework. The development is a form of effective vacant land infilling.

The gross hectare target of 12 units per gross hectare is achieved with this development, in that 60 dwelling units situated on 2.64 hectares has a ratio of 22 dwelling units per hectare. This ratio for the proposed development shows the densification of the lands exceeds that of the Official Plan's density target.

The development is situated within walking and cycling distance to the downtown amenities. The general layout of the street system within the development is such that through traffic is not permitted. Vehicles entering the development will generally consist of persons that live within the dwelling units and guest of those persons. Vehicular traffic associated with the development has been found to have little to no impact to the existing vehicular traffic patterns within the local community.

Parking amenities for the development are contained within the development. For each dwelling unit an exterior parking area and an interior garage parking area will be provided.

Vehicular access to the development will be via one street entrance located at the natural northward extension of Birch Street from Second Street.

The proposed development is consistent with the relevant principles of the Official Plan. The proposed development is a logical extension of the existing residential development in the area of the subject property and takes advantage of existing services (sanitary sewer, municipal water, roadways) that are understood to have sufficient capacity and are easily extendable.

A review of the development, relative to the development criteria of Section 5.4.4 of the Official Plan follows:

1. The proposed development will be safely accessed by a single vehicular access located on the north side of Second Street, immediately opposite the north end, of the end of Birch Street; the natural extension of the Birch Street northward from Second Street.

Pedestrians access to the site will be via the sidewalk arrangement at the south east quadrant of the site.

2. Residents of the development will make use of both garage and exterior parking areas located immediately in front of the dwelling units. While the ring road will remain under the jurisdiction of the condominium, no on-street parking will be permitted within the ring road. Further, persons visiting the development by vehicle will make use of the parking facilities located within the center of the development; south of the pickle ball courts.
3. Two parking spaces for physically challenged persons will be provided as part of the central guests parking facility. No commercial facilities will exist as part of the development.

4. All buildings located within the development will be fronting the ring road within the development. Emergency vehicles will enter the development via Second Street and travel along the ring road in order to access the front of the various building.
5. Under the proposed development, municipal services, consisting of potable water and sanitary sewer will require extension. It is intended that these services will connect to the existing watermain and sanitary sewer located at the intersection on Second Street and Birch Street.
6. A stormwater management report has been prepared for the development, which describes an approach for the successful management of the stormwater runoff that will be generated from the site. In general, there are two catchments that will drain from the site; a western and an eastern. The western catchment will drain to the north west quadrant of the site with the eastern catchment generally draining to the east, eventually into the storm sewer system located within the Elm Street ROW. For more details on the stormwater management refer to the *Stormwater and Services Design Report*.
7. No screening, buffering or fencing of aesthetically displeasing or dangerous land use or open storage is proposed for the development as these do not exist as part of this housing development generally expect to consist of multi-unit housing for seniors.
8. Landscape features in the form of trees and planting will be installed throughout the development particularly in the vicinity of the parking area and the pickle ball courts. The planting features will provide some privacy to the dwelling units from users of the pickle ball courts by surrounding the pickle ball courts.
9. Street lighting is proposed for the development. Street lighting and area lighting will be provided at each quadrant of the guest parking area, at each quadrant of the pickle ball courts and along the perimeter of the ring road.
10. It is expected that any signage within the development will be suitably sized for the purposes intended, generally in keeping with a condominium facility and typical low volume roads.
11. The development being a housing development is not expected to create an adverse environmental condition where air, soil and waters are polluted.
12. The development is located on a site with no trees and the existing terrain consists of low brush and barren surfaces. No street trees or tree canopies will be adversely impacted.
13. The development is located within an existing residential area, with other homes and dwelling units of similar use and function. It is expected that the development will have little to no impact to schooling and bussing needs as it is targeting the specific demographic of seniors and retirees.
14. The development will improve the existing barren like site terrain to one more vegetated with trees, brushes and lawns.
15. The development is a new development where conservation of cultural heritage resource does not exist.
16. The lands are physically suitable for the proposed land use in that they are generally flat.
17. Due to the number of dwelling units, a close community is created and as such it is expect that the level of security between various occupants will be comparable to that of any typical residential like neighbourhood. Further, single entrance and the ring road creates a gated community type arrangement which generally brings greater community security.

5.2 The Development Permit By-Law of the Town of Gananoque

The Development Permit By-Law of the Town of Gananoque is to regulate the use of land and the character, location and use of buildings and structures in the Town of Gananoque. It serves to implement the policies of the Town of Gananoque's Official Plan and to prohibit development that may be detrimental to the future orderly development of the Town.

The By-Law has designated the zoning of subject property as Residential. This zoning designation will apply to the property as a whole. Figure 5, an excerpt from the By-Law shows the Town's residentially zoned areas.

The By-law identifies the lands as Residential which permits both the detached and semi-detached dwelling houses.

The permitted housing use for Residential areas is outline in section 5.3.1. of the By-Law. Of these uses, discretionary uses are available. Of these discretionary uses, the closest comparable use would be consistent with Townhouse Dwelling. The general form of the buildings proposed is shown in Figure 3, consisting of four single-story dwelling units per building; "low height townhouse", attached to each others' sides / common walls, with frontage to the ring road. Exclusive parking spaces will be provided in front of each dwelling unit.

The proposed development will have a reduced rear yard setbacks of 6.0m compared to the 9.0m minimum required for Townhouse Dwellings.

The final development will be a Condominium generally consistent with 5.4.1 of the By-Law.

- Vehicular access to the condominium's interior ring road will be via a single vehicular access point, located at the northly extension of Birch Street. A visitors-parking area is proposed for the development. No parking will be permitted along the ring road.
- No pedestrian walkways have been included in the development as it is generally expected that the occupants of the dwelling units will walk along the roadway within the development. It is expected that vehicles will share the ring road with pedestrians within the development navigating the site.
- Garbage and other multi-family amenity areas are located within the development. The utility building serves to include garage management. The pickle ball court will serve as a shared amenity to the development surrounded by trees and other plantings so as to not detract from the aesthetic character of the development. Plantings shall also be provided at the front of the various buildings.
- All infrastructure services that are being proposed will be installed underground.
- Street illumination will be provided along the edge of road way as well as the common amenity areas such as the pickleball court and the additional parking area in order to minimize hazards to pedestrians and increased safety and security.

While the development consists of housing units greater than 3 dwelling units, typically characterised as a triplex, it is proposed that the four dwelling unit buildings not be situated on an arterial or collector roadway but be situated such that they front on to the interior ring road contained within the development.

For row housing and apartment dwellings 1.25 parking spaces are required per dwelling unit. A total of 60 dwelling units are proposed for the development. For each dwelling unit two parking spaces are to be provided; one on the exterior and one within a garage space located within the building foot print, for a

total of 120 parking spaces for the primary occupancy of each dwelling unit. 120 exceeds the 75 parking spaces stimulated as being required by the By-law. Additionally, six regular visitor parking and two barrier free parking spaces have been provided in the common guest parking area.

The development does not completely adhere to the site provisions of the rear yard depth of 9m as required for Townhouse Dwellings. Relief from this requirement is being sought with a resulting Residential Special Designation similar to RX9 for Apartment Dwellings.

Conclusion:

As previously discussed, the proposed development is consistent with the relevant principles of the Official Plan, which the Zoning By-Law is designed to uphold. As a result, it is our opinion that the proposed development is consistent with the long-term development goals of the Town of Gananoque.

The development falls under *Schedule C – Special Exception Designations* with each building unit containing 4 dwelling units, with two parking spaces provide for each dwelling unit at the front of the buildings and having a rear yard site provision of a distance of 6.0m and not be situated on a collector or arterial roadway.

5.3 Provincial Policy Statement

The Provincial Policy Statement relates to land use planning and development in the Province of Ontario dated May 1, 2020 and focuses on building strong communities, protecting the environment, resources, public health and safety and on supporting a strong economy. It provides a planning framework for municipal land use decision making as it relates to managing and directing land use to achieve efficient development and land use patterns.

The following PPS policies are relevant to the subject property:

- Policy 1.1.1 provides that healthy liveable and safe communities are sustained by: a) promoting efficient development and land use patterns and b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons)
- Policy 1.1.3.2 requires that Settlement Areas shall be based on:
 - a) densities and a mix of land uses which:
 1. efficiently use land and resources;
 2. are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available,
 3. avoid the need for unjustified and/or uneconomical expansion;
- Policy 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- Policy 1.1.4.1 provides “Healthy, integrated and viable rural areas” should be supported by:
 - b) promoting regeneration, including the redevelopment of brownfields sites”

- Policy 1.1.4.2 provides that rural settlement areas shall be the focus of growth and development while also promoting the regeneration of these areas
- Policy 1.4.3 addresses housing and indicates that an appropriate range and mix of housing types and densities meet projected requirements will be provided for by:
 - c) Permitting and facilitating:
 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. All types of residential intensification including additional residential units, and redevelopment in accordance with policy 1.1.3.3
 - d) Promoting densities which efficiently use land resources, infrastructure and public service facilities and support the use of active transportation and transit where it exists, and
 - f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety

Conclusion:

The proposed development of the subject property is in in line with the policy requirements of the Provincial Policy Statement. The proposed development is specifically designed and marketed to older persons and as such it will promote a healthy range and mix of residential housing, considering the existing residential housing surrounding the subject property.

6. SUMMARY AND CONCLUSIONS

The proposed development consists of a new multi-unit seniors housing development for the lands located between Second Street and Third Street to the north and between Elm Street and Maple Street to the west. The proposed development includes fifteen buildings each with four dwelling unit and one utility building. The development will be serviced by a private ring road extending north from Birch Street, with utility services also originating from entrance at the Birch / Second Street intersection.

The zoning designation for the proposed development on the subject property set out in both the Town of Gananoque's Official Plan and the Zoning By-Law allows for multi-residential dwellings.

It is our opinion that the proposed development is consistent with the goals and principles of Official Plan and the Provincial Policy framework. The studies that have been carried out in support of the proposed development confirm the following:

- The proposed development will make use of existing town services (sanitary and municipal water).
- The Storm Water Management Report shows that stormwater can be management within the boundaries of the site.
- The proposed development is consistent with, and complements, the existing developed lands that surround the subject property.

- The By-Law site provisions closely match those pertaining to Townhouse Dwellings site provisions. Relief is being sought that for single story four-dwelling unit situated on the proposed ring road having rear yard depth of 6m rather than 9m.

The proposed development is appropriate and represents good planning. The development is in line with the objectives for development of the Town of Gananoque. The proposed development does not require re-zoning.

Prepared by Andrew Superville, P.Eng.

APPENDIX 'A'

Figures

PLAN 1250 PROPOSED UNDERGROUND SERVICES

GENERAL NOTES:

- DO NOT SCALE DIMENSIONS. DRAWING BASED ON ARCH'D PLAN.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
- OVERSICING RELATIVE TO DRAINAGE CONSTRUCTION OPERATIONS TO BE PERFORMED BY THE CONTRACTOR. SHARPENING AND WORK ON FABRICATION.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND SURVEY INSTRUMENTS OF THE ACTUAL CONDITIONS AND SURVEY INSTRUMENTS OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.

WATER SERVICE NOTES:

- WATER SERVICE CONNECTIONS TO BE AS PER 0.1.2.0.1.1.01 FOR ALL SERVICES.
- CONNECTIONS TO BE TO SOPE B. SHALL BE THE TYPE WATER SERVICE FROM MAIN 1.50m @ SERVICE.
- A MIN. HORIZONTAL SEPARATION OF 2.5m MUST BE MAINTAINED BETWEEN WATER AND SANITARY OR GAS SERVICES.
- PROVIDE MINIMUM 300mm CLEARANCE TO ALL SERVICES.
- THE DEPTH OF WATER SERVICES SHOULD BE A MINIMUM OF 750mm.

GAS SERVICE NOTES:

- INSTALLATION OF GAS SERVICE TO FOLLOW ONTARIO REGULATION 21 AND COMPENSATED GAS.
- INSTALLATION OF GAS SERVICE TO FOLLOW ONTARIO REGULATION 21 AND COMPENSATED GAS.
- SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH O.C.S.B. (1249).

GENERAL NOTES:

- THE LOCATION OF ALL NEW UNDERGROUND AND ELECTRICAL SERVICES SHALL BE AS SHOWN ON THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.

GENERAL NOTES:

- THE LOCATION OF ALL NEW UNDERGROUND AND ELECTRICAL SERVICES SHALL BE AS SHOWN ON THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.

SANITARY SERVICE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATE WITH ALL AFFECTED UTILITIES AND AGENCIES.

CABLE SERVICE NOTES:

- REGULATION OF CABLE SERVICE TO BE DETERMINED BY THE SERVICE PROVIDER.
- REGULATION OF CABLE SERVICE TO FOLLOW O.C.S.B. (1249).

NEW GAS SERVICE CONNECTION TO BE 450mm Ø COVER MAIN CONNECT INSTALLED THREE METERS ABOVE FINISHED GRADE AT EACH CONNECTION POINT. PROVIDE MINIMUM 300mm CLEARANCE TO ALL SERVICES.

NEW SANITARY SERVICE CONNECTION TO BE 150mm Ø PVC WATERMAIN, 1.5m DEPTH. PROVIDE MINIMUM 300mm CLEARANCE TO ALL SERVICES.

Number	Maintenance Hole Elevations (East Loop)			
	N	S	E	W
MH #1	87.84 (EX)	85.18	84.78 (EX)	84.85 (EX)
MH #2	86.92	85.18	85.24	85.24
MH #3	87.15	85.48	85.09	85.25
MH #4	87.75	85.09	84.44	
MH #5	87.50			86.15

Number	Maintenance Hole Elevations (West Loop)			
	N	S	E	W
MH #1	87.84 (EX)	85.18	84.78 (EX)	84.85 (EX)
MH #2	86.92	85.18	85.24	85.24
MH #3	87.15	85.48	85.09	85.25
MH #4	87.75	85.09	84.44	
MH #5	87.50			86.15



PROJECT
The Birches - Phase I
Birch Street - Gananoque, Ontario

DRAWING TITLE
Proposed Underground Services Plan

CLIENT PROJECT NUMBER: 19-02

DATE: 27 August 2022

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 27 August 2022

SCALE: 1:100

KEY PLAN

PROJECT OVERLAY FOR THE BIRCHES

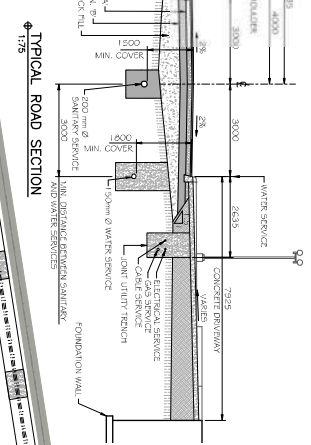
PROJECT OVERLAY FOR THE BIRCHES

Ball Technical Services

1 East Street, Gananoque, Ontario
K7G 1Y2
Tel: 613-462-8888
www.balltechnical.com

PLAN
1:250

PROPOSED UNDERGROUND SERVICES



0 10 20 30 40 50 60 70 80 90 100

PROJECT
The Birches - Phase I
Birch Street - Ganoque, Ontario

DRAWING TITLE
Proposed Underground Services Plan

KEY PLAN
PROJECT COMPLETED FOR

THE BIRCHES
Commonwealth Living

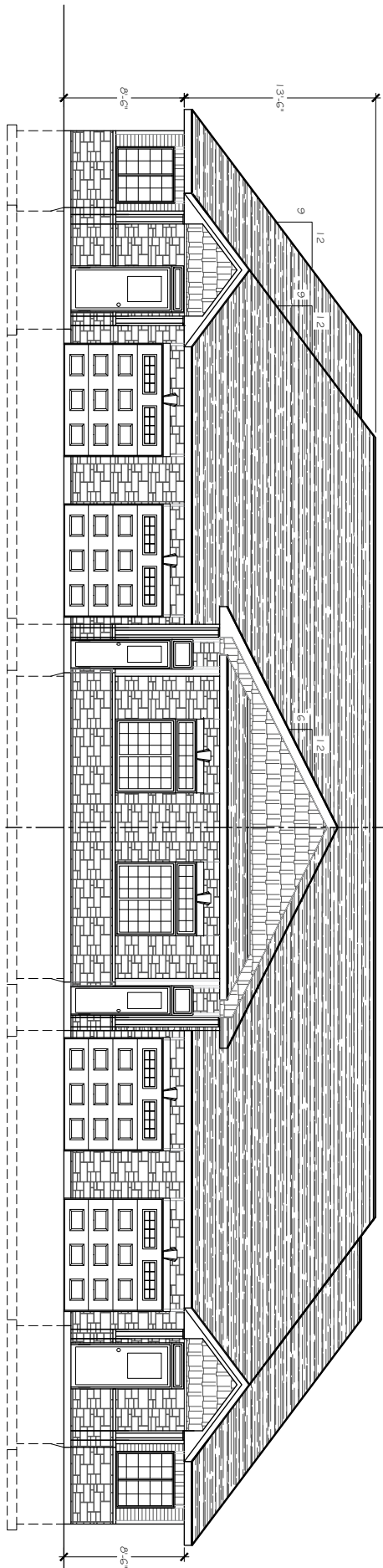
Ball Technical Services
Civil and Mechanical Engineers
1 East Beaver Creek Road
Richmond Hill, Ontario L4B 1P2
Tel: 905.709.8888
www.balltechnical.com

REVISIONS

1	Issue for Review	2022-08-17	Issue for Review
2	Final Design	2022-08-31	Final Design

CLIENT INFORMATION
Client Project Number: 19-02
Client Name: Commonwealth Living
Client Address: 1 East Beaver Creek Road, Richmond Hill, Ontario L4B 1P2
Client Contact: Project Manager
Client Phone: 905.709.8888
Client Email: info@balltechnical.com

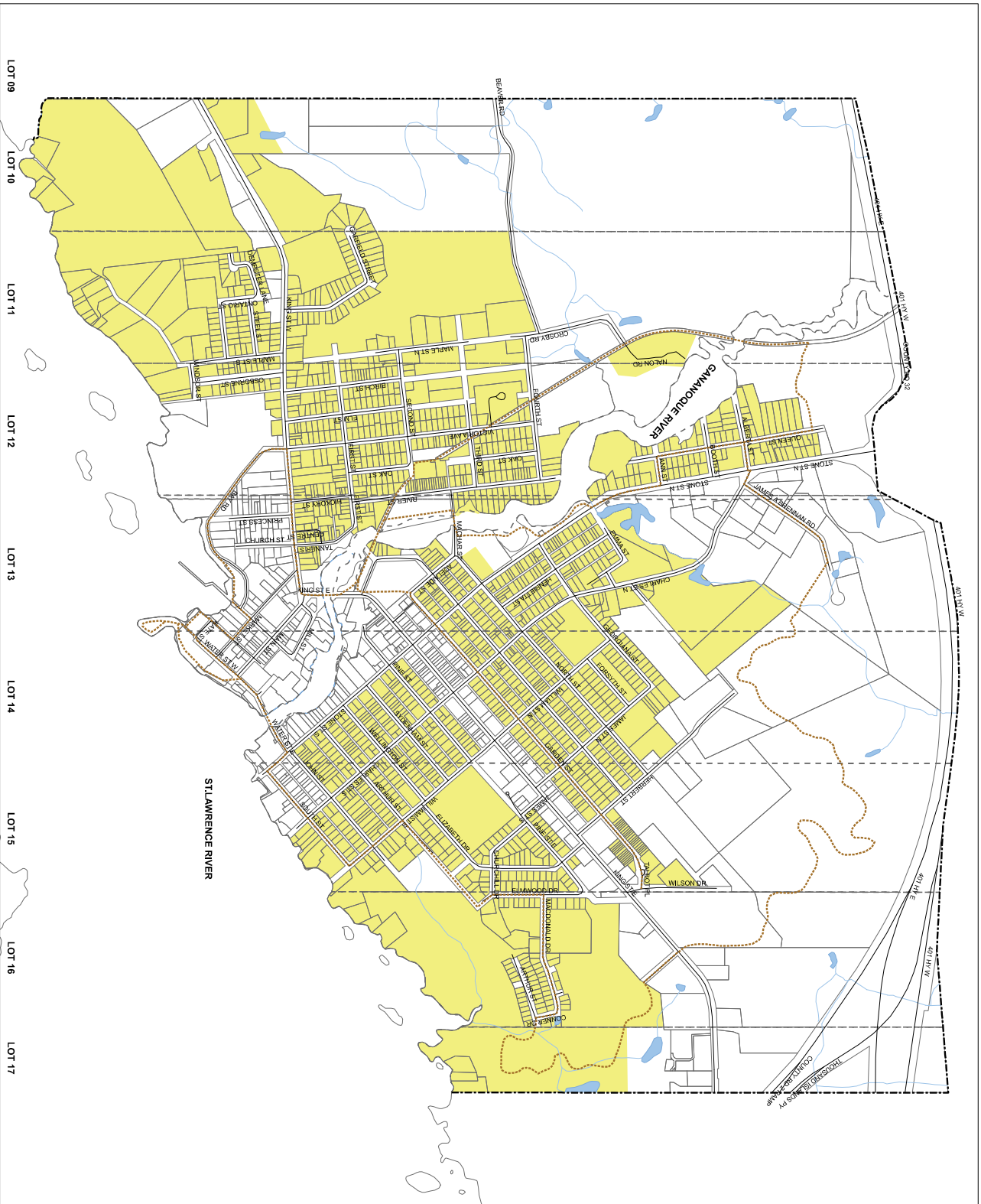
DATE
3 of 7



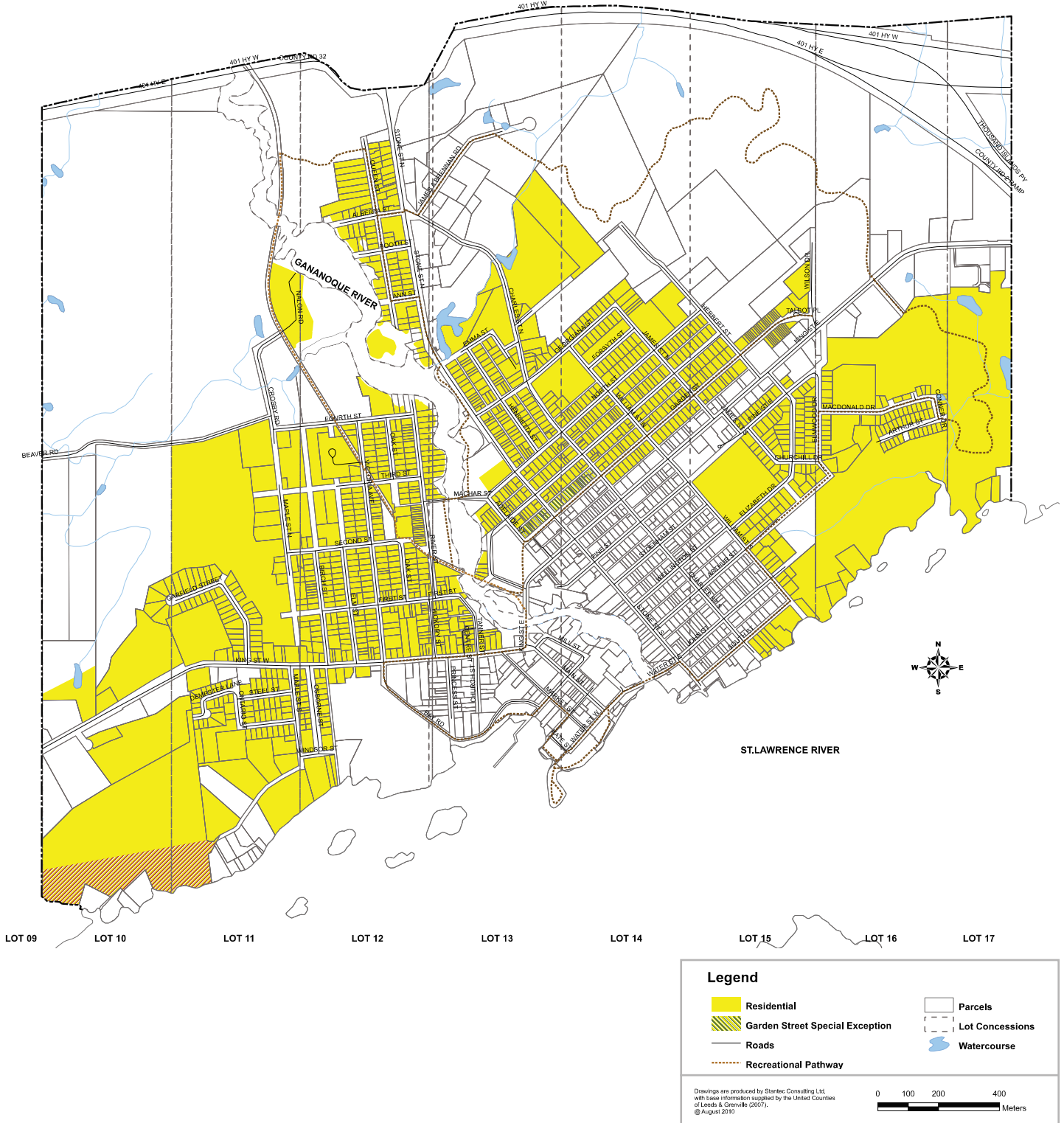
FRONT ELEVATION

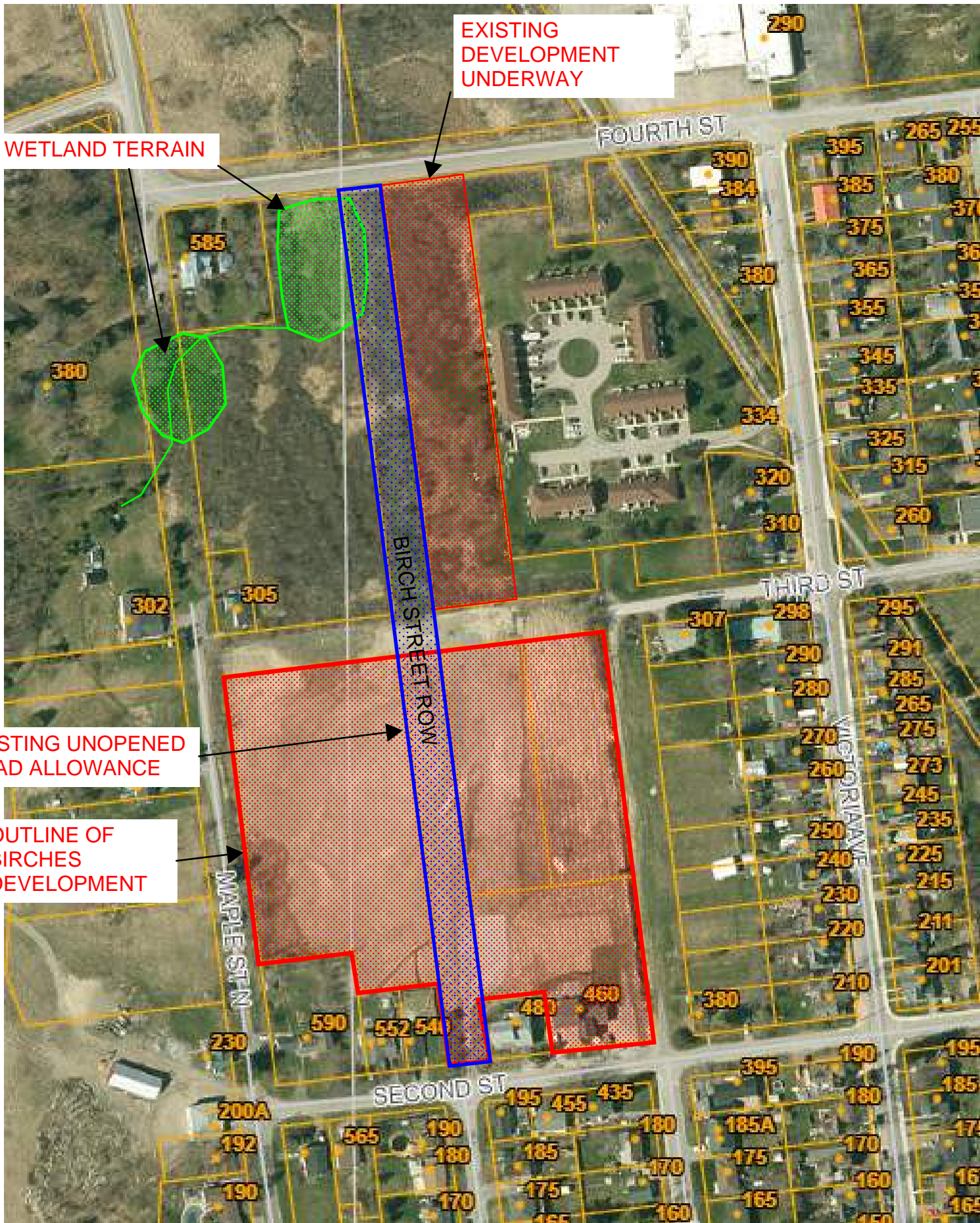
**Official Plan
 Schedule "B"
 RESIDENTIAL POLICY AREA**

- Legend**
- Residential
 - Roads
 - Recreational Pathway
 - Parcels
 - Lot Concessions
 - Watercourse
 - Municipal Boundary



RESIDENTIAL





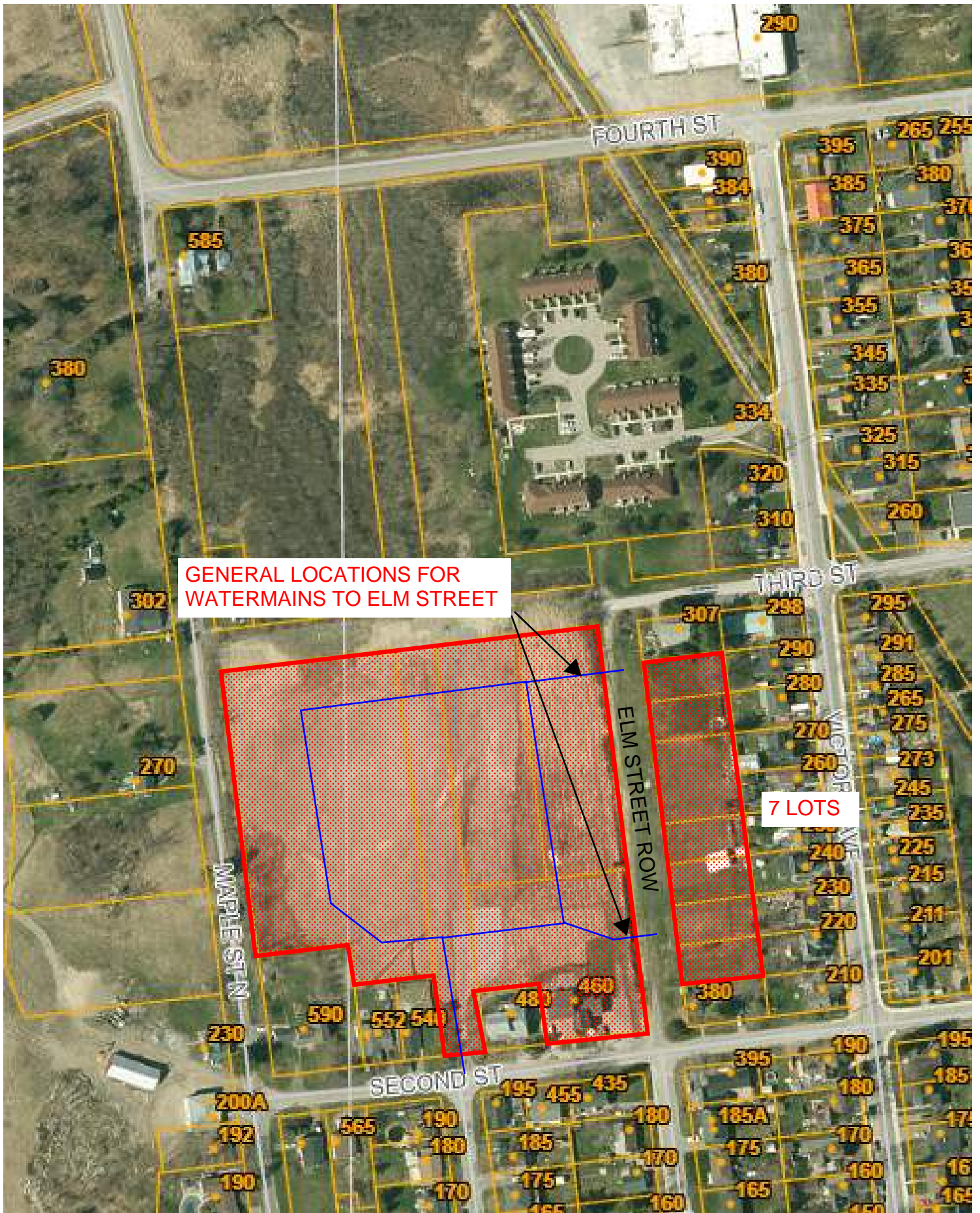
EXISTING
DEVELOPMENT
UNDERWAY

WETLAND TERRAIN

BIRCH STREET ROW

EXISTING UNOPENED
ROAD ALLOWANCE

OUTLINE OF
BIRCHES
DEVELOPMENT



GENERAL LOCATIONS FOR WATERMAINS TO ELM STREET

7 LOTS

ELM STREET ROW

MAPLE ST N

FOURTH ST

THIRD ST

SECOND ST

200A

185A