



COMMITTEE OF ADJUSTMENT/PLANNING ADVISORY COMMITTEE
SPECIAL MEETING JUNE 11, 2013 @ 6:00 PM

AGENDA

LOCATION: TOWN ADMINISTRATION OFFICE, 2ND FLOOR, 30 KING STREET EAST, GANANOQUE

WELCOME:

- A) HEALTH, SAFETY, & WELLNESS:
- B) DECLARATION OF PECUNIARY INTERESTS:
- C) MINUTES OF PREVIOUS MEETING: Adoption of the Committee's minutes of the previous meeting.
 - ✦ COA/PAC March 29, 2013
- D) OFFICIAL PLAN AMENDMENT:
 - ✦ OPA1 1556022 Ontario Inc. (Randy Gil)
- E) CONTINUING BUSINESS/NEW BUSINESS:
 - ✦ Parking Restrictions in the Lowertown
 - ✦ DP2012-07 1000 Islands Development Corporation
 - ✦ Update from Minutes of March 29, 2013
- F) PUBLIC QUESTION PERIOD
- G) ADJOURN:
- H) Next regular meeting of COA/PAC is scheduled for July 23, 2013 at 6 p.m.

The Corporation of the Town of Gananoque
COA/PAC MINUTES OF MARCH 26, 2013 @ 6:00 PM

Members Present:

Chair Chuck Marquardt , Heather Gallacher, Councillor Joe Jansen, Nicole St. Onge.

Members Absent:

Jonathon Allen, Sheila Burtch, Councillor Jeff Girling

Staff Present:

Brenda Guy, Manager of Community Development

WELCOME

MINUTES OF PREVIOUS MEETING:

MOTION NO. 2013-6

Moved by: Joe Jansen

Seconded by: Heather Gallacher

That Planning Advisory Committee accepts the minutes of the Committee of Adjustment & Planning Advisory Committee dated January 29, 2013.

CARRIED

A) HEALTH, SAFETY, & WELLNESS:

B) DECLARATION OF PECUNIARY INTERESTS: None

C) OFFICIAL PLAN AMENDMENT:

4 OPA1 1556022 Ontario Inc (Gill)
665 King Street West

Three members of the public were in attendance.

The applicant is proposing to redesignate the Highway Commercial property to Residential.

The Official Plan and Development Permit By-law allows the use in the Employment Lands

Staff reviewed the application and noted Sections of the Official Plan that the committee should consider in determining the change of designation. These include such things as future growth, logical extensions, in-fill, density and infrastructure.

Circulation was conducted with a circulation of 120m to adjacent property owners, agencies, posting of the site. There were no objections to the applications, however, a number of the agencies noted that the application did not justify the change or the plans were not concrete. Two members of the public contacted staff for clarification as well.

Staff indicated that the applicant has not provided planning rationale supporting the redesignation at this time.

MOTION NO. 2013-7

Moved by: Heather Gallacher

Seconded by: Nicole St. Onge

That Planning Advisory Committee/Committee of Adjustment recommends deferral of Official Plan Amendment 1, 1556022 Ontario Inc for 665 King Street West until such time as the applicant provides planning rationale and clarifies the application with respect to the proposed use of property.

- CARRIED

PLANNING REPORT

TO: **PAC/COA**

FROM: Brenda Guy
Manager of Community Development

DATE: Wednesday, June-05-13

SUBJECT: OFFICIAL PLAN AMENDMENT NO.1
– 1556022 ONTARIO INC. (RANDY GILL)

Background:

Property: 665 King Street West

Legal Desc: Blk.Q, Lots 37 to 41 Pt.1 Plan 28R-3748 Plan 86
Town of Gananoque

Acreage: 37,080 sq.ft.
240' King Street W

Lot Coverage: 35% Maximum Coverage

Official Plan: Highway Commercial

DP Designation: Gateway Commercial

Background:

This application is to be read in conjunction with the previous report (attached).

Planning justification has been prepared by Clark Consulting with regards to the Official Plan amendment. At the previous meeting the application was not acceptable due to the lack of rationale to change the designation from Gateway Commercial to Residential.

Further to the last submission and new information, staff is satisfied that there will be no increased entrances to the site. A traffic study will be submitted as part of the Development Permit.

It is in the interest of the Town to provide for mixed-use residential dwellings and the proposal of an apartment in the form of rental units is attractive.

Staff are recommending that the apartment units be utilized and considered as affordable housing units for the Gananoque population. The Town is experiencing growth in the areas of condominium developments with Council entering into an agreement with RMP for the property

(known as the Mitchell and Wilson lands) and the continuing negotiations with Brennan Custom Homes for the property known as the Textron Lands.

The difficulty is that affordable housing is not defined the Ministry. The Canada Mortgage and Housing Corporation (CMHC) and others, however, define it similar. The CMHC definition is as follows:

Affordable housing

- Affordable housing costs less than 30% of before-tax household income. Shelter costs include the following:
- **For renters:** rent and any payments for electricity, fuel, water and other municipal services;
- **For owners:** mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.

According to the latest statistics (2006), Gananoque median income after-tax is \$40,359 per household. Unfortunately, these statistics are now seven years old and there are no more up-to-date statistics available.

Mr. Gill indicated in his first submission that the housing will be affordable to all ages, which is desirable and recommended.

There are items that are identified in the report, however, which are incorrect such as the parking requirement as the Consultant did not take into account the existing residential dwelling or the existing four-units behind the dwelling. These are items can be addressed as part of the Development Permit. Other consideration in the Development Permit will be elevation, drainage, services, setbacks. During the Development Permit application these items will be finalized.

Staff is of the opinion that the planning rationale satisfies the items that were addressed in the previous staff report and that the Official Plan Amendment is supportable.



No. OPA 1/13

APPLICATION FOR OFFICIAL PLAN AMENDMENT
To amend the Official Plan under Sections 17 of the Planning Act

A Complete Application consists of:

- One original and four copies of a complete application form signed including declaration of applicant.
- One copy of the deed of property
- Five copies of the most recent survey of the subject property
- Application fee in the amount of \$1,500 payable to the Town of Gananoque.
- Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies, if required.
- One copy of the location of all natural and artificial features on the subject lands including buildings, water, roads, easements, etc.

Official Plan Amendments may be subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$550 (minor) or \$750 (major). The Town of Gananoque recommends that you consult with a Conservation Authority Officer prior to making application.

Name of Applicant: RANDY GILL	Name of Property Owner (if different than applicant): 1556022 ONTARIO INC
Address: 665 KING ST WEST GANANOQUE, ONT	Address: 184 TREE LINE BLVD BRANTFORD, ONT
Postal Code: K7G 2H3	L6P 1E8
Telephone: 613-382-9794	Telephone: 613-382-9794
E-mail: RANDYG@ROYALCEPAGE.CA	E-mail: RANDYG@ROYALCEPAGE.CA

Street or Property Address (if applicable): 665 KING ST W, GANANOQUE, ONT K7G 2H3			
Legal Description: LT 37-41 BLK QPL 86; GANANOQUE			
Frontage: 750	Depth: IRREG.	Area: .8 ACRES	Area (hectares/acres):

POLICY – EXISTING – The proposed amendment Changes Replaces Deletes a policy in the Official Plan

Name/description of affected policy:
HIGHWAY COMMERCIAL

POLICY – ADDITION – The proposed amendment adds the following policy to the official plan if applicable (add additional sheet if further space is needed)

20 RESIDENTIAL 3 STORY APARTMENT BUILDING POLICY - RESIDENTIAL

PURPOSE – If the proposed amendment changes, replaces, deletes or adds a policy, state the purpose of the proposed official plan amendment:

TO CONSTRUCT A 20 UNIT APARTMENT BUILDING.
ADDING TO RESIDENTIAL POLICY

Current Designation – State current designation of the subject land in the official plan (if applicable):

COMMERCIAL POLICY DESIGNATIONS.

State current land uses authorized by the official plan designation:

HIGHWAY COMMERCIAL

Effect of Proposed Amendment on Designation – State current designation of the subject land in the official plan (if applicable):

The proposed amendment Changes Replaces a policy in the Official Plan

Name the designation affected:

COMMERCIAL POLICY

Land Use – State the land uses that would be authorized by the proposed amendment:

RESIDENTIAL

Other Concurrent Applications:

<input type="checkbox"/> Condominium Approval	<input type="checkbox"/> Consent Approval	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Site Plan Approval	<input type="checkbox"/> Subdivision Approval	<input type="checkbox"/> Zoning By-law Amendment
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Text – Proposed Amendment – State the text of the proposed amendment if a policy in the Official Plan is being changes, replaced or deleted, or if a policy is being added to the official plan (add additional sheet if further space is needed).

FROM HIGHWAY COMMERCIAL TO RESIDENTIAL.

Where the proposed amendment changes or replaces a schedule in the Official Plan, attach the proposed schedule and th text that accompanies the schedule.

Other Information: Any other information that may be useful in reviewing this application? If so, explain below:

SEE ATTACHED DOCUMENTS.

AUTHORIZATION BY OWNER

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

RANDY GILL

(print) to be the applicant in the submission of this application.

Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.



Signature of Owner

Signature of Owner

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

I, RANDY GILL of the TOWN of GANANOQUE in the COUNTY of LEEDS AND GRENVILLE solemnly declare that:

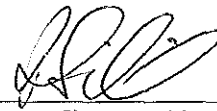
All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.


Declared before me at the Town of Gananoque in the Province of Ontario this 15th day of June 2013

Brenda Jesse Dewland, Guy, a Commissioner, etc., Province of Ontario, for the Corporation of the Town of Gananoque.

Signature of a Commissioner, etc



Signature of Applicant

Office Use Only:		Roll No: <u>010 11600</u>
Current Official Plan Designation: <u>Gateway Commercial</u>	Proposed Official Plan Designation: <u>Residential</u>	Other:
Date of Submission	Application Complete:  Signature	Date <u>June 5/2013</u>

For additional details on the application process please contact:
Brenda Guy, Manager of Community Development
Town of Gananoque
30 King Street East, Box 100
Gananoque, ON K7G 2T6

Telephone: (613) 382-2149 ext.126

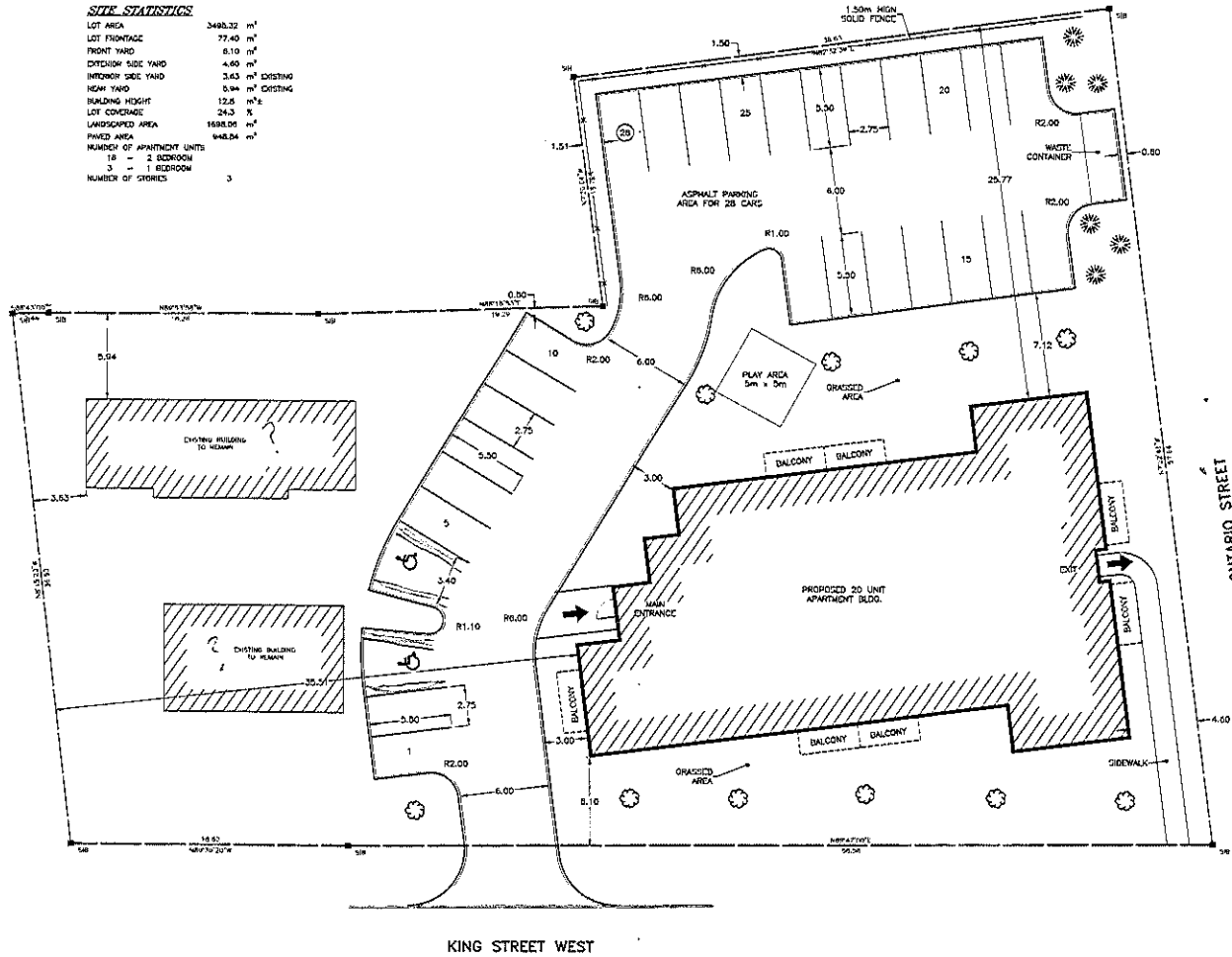
Fax: (613) 382-8587

E-mail: bguy@gananoque.ca

27.00

SITE STATISTICS

LOT AREA	3488.32 m ²
LOT FRONTAGE	77.40 m
FRONT YARD	6.10 m ²
OUTSIDE SIDE YARD	4.00 m ²
INTERIOR SIDE YARD	3.43 m ² EXISTING
REAR YARD	5.94 m ² EXISTING
BUILDING HEIGHT	12.5 m
LOT COVERAGE	24.3 %
LANDSCAPED AREA	1688.06 m ²
PAVED AREA	1488.04 m ²
NUMBER OF APARTMENT UNITS	
18 - 2 BEDROOM	
3 - 1 BEDROOM	
NUMBER OF GARAGES	3



NOTE:
CONTRACTOR TO CONTACT UTILITY COMPANIES TO DETERMINE TYPE, LOCATION, AND DEPTH OF EXISTING PLANT.

EASTERN ENGINEERING GROUP INC.
BUILDING CODE IDENTIFICATION NO. 13467

CLASSIFICATION OF REGISTRATION

REGISTERED ARCHITECT	LAND SURVEYOR
REGISTERED CIVIL ENGINEER	REGISTERED ELECTRICAL ENGINEER
REGISTERED MECHANICAL ENGINEER	REGISTERED PLUMBER/MECHANICAL ENGINEER
REGISTERED PROFESSIONAL DESIGNER	REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PROFESSIONAL ENGINEER

No.	By	Date	REVISIONS

All drawings, specifications and related documents are the copyright property of the Engineer and must be returned upon request. Reproduction of drawings, specifications, and related documents in part or whole is forbidden without the Engineer's written permission. The contractor must check and verify all dimensions on the job prior to start of construction. Drawings are not to be scaled.

EASTERN ENGINEERING GROUP INC.
CONSULTING ENGINEERS

Professional Control: 127 Adelaide Blvd. Suite 212
Markham, Ont. M3B 2Y6
Telephone: (416) 348-0025
Facsimile: (416) 348-0026
Web Site: www.easterneng.com

20 UNIT APARTMENT BUILDING
KING STREET WEST
GANANOQUE, ONTARIO

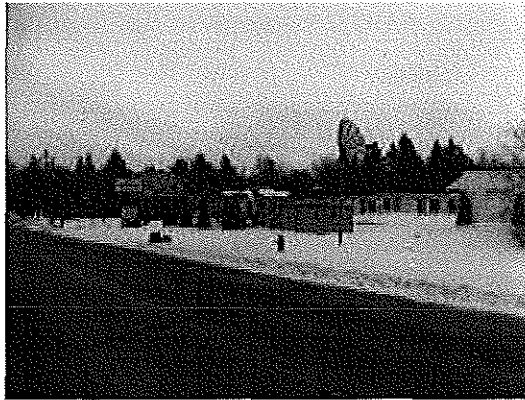
CONCEPT SITE PLAN

Client:	Project:	Revision:	Sheet No.:
A.J.P.	2014/02	1/000	1/000
Date:	Scale:	Author:	Checked:
2014/02	1:100		
			1
Horizontal: 1:100 Vertical: 1:100 Date: 2014/02/02			

Planning Justification

Prepared for Randy Gill
655 King Street West
Town of Gananoque

May 2013



Prepared by:

CLARK CONSULTING SERVICES LTD.

Offices: Kingston and Port Hope, ON

www.clarkcs.com



CLARK
CONSULTING SERVICES

Planning Justification



Re-development of Motel to Apartment Use
655 King Street West, Town of Gananoque
CCS Project No. 1639

May 2013

Prepared for: Randy Gill
Prepared by: Clark Consulting Services

1. INTRODUCTION

Clark Consulting Services (CCS) was retained by Randy Gill to prepare a Planning Justification for the proposed re-development of lands located at 665 King Street West in the Town of Gananoque. Please see *Figure 1 Location Map*.

This Planning Justification has been prepared to support an Official Plan Amendment, a Zoning By-law Amendment and a Site Plan Control Application required to allow the development of a 21 unit apartment building while retaining the existing home and one motel building. The retained motel building to be converted to 4 bachelor apartments.

All relevant application forms and supporting studies are to be prepared and submitted to the Town by others.

2. SITE DESCRIPTION

The area of the subject lands is 0.35 ha (0.86 ac) and is located at 655 King Street West, at the intersection of Garfield Street. King Street is a main arterial street providing direct access to the downtown. An unopened portion of Ontario Street is located to the east. Please see *Figure 1 a* location map.

Adjacent land uses include commercial uses to the west and residential uses on all other sides.

A traditional older single storey motel occupies the western portion of the site and would be removed to be replaced by a three(3) storey apartment building. The subject lands are deeper than the adjacent commercial uses to the west and are bordered by larger residential lots to the south and east.

3. PROPOSAL

The proposed land use, as stated above, is for a three storey apartment with ²⁰~~21~~ units. Parking is

located in the interior of the lot and to the rear. The building would occupy a location closer to the street than the existing motel.

The building will use the existing access from King Street. The subject lands have 77.40 metres of frontage on King Street West. The unopened Ontario Street provides a buffer to the west and the proposed parking area plus a landscaped strip with solid fence provides a buffer to the south.

Parking for ²⁷28 cars and a location for a waste container is provided in addition to a play area. Please see Figure 2, Concept Site Plan.

Required
32

The multiple residential development is designed to provide much needed apartment accommodations for the community within easy access of services and amenities.

4. REVIEW OF PLANNING DOCUMENTS

Land use in the Town of Gananoque is governed by a variety of planning and land use documents. Key among these documents are the following:

4.1 Provincial Policy Statement

In accordance with Section 3 of the Planning Act, a Provincial Policy Statement (PPS) was issued effective March 1st, 2005. This revised statement replaces Statements issued in 1996 and 1997. The purpose of the PPS is to provide directions on matters of provincial interest related to land use planning and development. In Part IV of the Provincial Policy Statement, the vision of Ontario's Land Use Planning System is outlined. The vision is based on encouraging and maintaining strong communities. This vision reflects the diverse nature of communities and identifies the need for:

- focused development in settlement areas;
- efficient development patterns;
- the protection of natural heritage and resources; and
- the protection of the health and safety of the population.

Section V of the PPS looks specifically at policies which are aimed at assisting in the realization of the Vision. The policies are divided into the following categories:

- i. Building Strong Communities
- ii. Wise Use and Management of Resources
- iii. Protecting Public Health and Safety
- iv. Implementation and Interpretation.

Section 1.1.1 addresses Healthy, Liveable and Safe Communities. Such communities are to be sustained by:



- a) promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreation and open space uses to meet long term needs;

The proposed land use will provide apartment style accommodation for residents in Gananoque. It is compatible with surrounding land uses and efficiently utilizes existing lands and infrastructure.

Section 1.1.2 of the PPS requires that sufficient land be made available through intensification and redevelopment. The proposed land use serves to redevelop an existing commercial property to achieve a more efficient land use pattern.

Section 2 of the PPS addresses the Wise Use and Management of Resources. The Land Use Schedule of the Official Plan identifies this property as Highway Commercial. The adjacent properties to the east and south are identified as Residential. The property is within the urban boundary and therefore considerations of resource use are not applicable.

Since this is a redevelopment of an existing developed property, an Archaeological Assessment is not required.

Section 3 addresses Public Health and Safety. There were no natural hazards identified during our site visit.

Based upon the above discussion, it is our opinion that the proposed development of these lands would comply with the Provincial Policy Statement.

4.2 Official Plan of the Town of Gananoque

The Official Plan for the Town of Gananoque designates the subject lands as Highway Commercial on Schedule Key Map. Please see Figure 3 - Excerpt Schedule Key Map, Official Plan. To allow the proposed land use, an Official Plan Amendment has been submitted to the Town for consideration. It is proposed that the land be re-designated to Residential.

Item 4, Guiding Principles in Section 2.2 states: *"We are committed to preserving and enhancing the quality of our residential neighborhoods through appropriate housing types, densities and transitions from adjoining land uses."*

The Planning Context sets out the general intent of the Official Plan and includes the following statement: *"It is the intent of this Plan to achieve a modest increase in the density and intensity of land use through redevelopment or re-use of existing vacant or underutilized buildings and properties. Increased land use density, though desirable to ensure more efficient delivery of public services, shall not occur where increased density or intensity of use would result in a negative impact"*



on an area of heritage value or on a neighbourhood's existing residential character." Based on our site visit and knowledge of the Municipality, it is our opinion that the redevelopment of this property is appropriate and will not have a negative impact on the neighbourhood.

Section 3.2 outlines the policies of lands designated Residential. The Goal is to "Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community while providing opportunities to develop new residential uses..."

The Objectives include the following:

- X 1. Promote and support development which provides for affordable, freehold and/or rental housing with a full range of density types;
4. Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of architectural design and density.

Section 3.2.2 provides Policies for Residential Uses. The permitted uses outlined in Section 3.2.2.1 include the full range of dwelling types from low density to high density apartment dwellings. Section 3.2.2.4 outlines compatibility considerations for new development in existing neighbourhoods. This includes the maintenance and enhancement of the surrounding area and considerations of compatibility with respect to built form, scale, urban design, intensity or use and streetscape. The proposed apartment building represents an improvement in the surrounding area and is compatible with the existing adjacent development. Compatibility is reviewed below.

The Official Plan in Section 3.2.2.8 seeks to achieve an overall housing density of 12 units per gross hectare. The density of the proposed use is 74.3 units per net hectare (30 units/ac). This will assist in achieving this density goal while also providing an appropriate housing mix and density.

Section 5.4.4 sets out a series of Development Criteria when reviewing the compatibility and appropriateness of any new development or redevelopment, namely:

1. *The provision of safe access onto or from a local or Town road or provincial highway.*

The proposal will use the existing access which is and has provided safe access for the motel use.

2. *Adequate access to, and provision or, off-street parking;*

The conceptual site plan provides 28 parking spaces for 26 units which does not meet the parking standard as set out in the Development Permit By-law of 1.2 parking spaces per unit but does provide a parking space for each unit with two visitor parking spaces. We recommend that these visitor spaces be designated and signed.



3. *Barrier-free access to public and commercial buildings and the designation of parking spaces for physically challenged persons.*

Two handicapped parking spaces in an easily accessible location are provided on the concept plan and the building will be designed to be handicapped accessible.

4. *Access and maneuvering of emergency vehicles in providing protection to public and private properties.*

The design of the new building will allow access to all sides in case of emergency.

5. *The availability of municipal services.*

The building is replacing a commercial structure. The demand for services will be similar.

6. *Adequate grade drainage or stormwater management and erosion control*

Although the proposed building is of a greater height, the actual footprint is equivalent to the existing structure and therefore the impact on stormwater will be similar from the existing development. No significant grade change is proposed.

7. *Screening, buffering*

The proposed structure is three storeys and will not be significantly greater in height than the adjacent uses. Buffer in terms of setbacks and fencing is proposed for the residential uses to the south.

8. *The provision of landscaping, the creation of privacy and/or open space areas around buildings and other uses, and the establishment of setbacks to maintain proper distance separation between new development and natural heritage sites, natural hazards and resource areas and development constraints such as noise and vibration.*

The Concept Site Plan includes provision for landscaping and play area. There are no natural heritage sites, natural areas or development constraints which require setbacks.

9. *Adequate exterior lighting for access and parking areas for public or private use such as in commercial, industrial, institutional and multiple residential development.*

The Site Plan will provide lighting appropriate to the parking area and access points but directed away from adjacent properties.



10. *The control of signs and advertising such that they are in scale with the intended use and with surrounding uses.*

Only limited signage will be required for the apartment use.

11. *Protection of the environment by avoiding air, soil or water pollution.*

No impact on the environment is anticipated particularly in view of the replacement of the existing structure.

12. *The preservation and protection, whenever possible, of street trees, street tree canopies and the urban forest.*

The current site has few existing trees. The site plan illustrates the provision of additional trees as part of the landscaping.

13. *The adequacy of school board facilities to accommodate new development or redevelopment and the provision or availability of school bussing.*

The capacity of the existing school facilities will be canvassed as part of the municipal circulation. It is expected that there will be capacity in the existing schools.

14. *Protection or enhancement of natural resource values.*

The redevelopment of the existing site does not affect any natural resource values.

15. *Conserving cultural heritage resources.*

The site does not have any cultural heritage resources.

16. *The physical suitability of the land for the proposed use.*

We have reviewed the site and determine that it is physically suitable for the proposed use based on the site size and the above considerations.

17. *Safety and Security Criteria*

The site is easily accessed and located on a main arterial street. New construction will be subject to current building standards including fire and building code requirements. The building has been oriented to provide access from all sides with entry/exits on east, west and south sides.

Based on the above review, it is our opinion that the proposed change in the Official Plan designation from Highway Commercial to Residential and the redevelopment of the motel property



to a residential apartment use is consistent with and meets the policies of the Official Plan.

4.3 Development Permit By-law

The Town of Gananoque Development Permit By-law Schedule 'A' shows the subject lands as Gateway Commercial.

A Development Permit By-law Amendment is required to permit the proposed residential land use. See *Figure 4, Excerpt from Development Permit Bylaw Schedule 'A'*.

4.4.1 Residential Designation

The proposed development for a new 21 unit apartment building requires an amendment to the Development Permit By-law Schedule. Section 5.3.2 provides provisions for an Apartment use. The following standards are outlined below together with the actual dimensions as illustrated on *Figure 2*:

PROVISION	REQUIRED	ACTUAL
Lot Area (minimum)	930 sq.m.	3,495.32 sq.m.
Lot Coverage (maximum)	35%	24.3%
Lot Frontage (minimum)	24 metres	77.4 metres
Front Yard (minimum)	6.0 metres	6.10 metres
Exterior Side yard (minimum)	4.5 metres	4.6 metres
Interior Side Yard (minimum)	1.2 metres	3.63 metres
Rear Yard Depth (minimum)	6.5 metres	5.94 metres (existing)
Building Height (maximum)	20.0 metres	12.8 metres

4.4.2 Compliance

The above Development Permit By-law compliance review indicates that the proposed development complies with all By-law Provisions. The only exception is the Existing Building which has a Rear Yard of 5.94 metres instead of the minimum 6.5 metres. An exception to recognize this existing non-complying structure is recommended.



4.4.3 Parking

Section 3.32 of the By-law outlines parking requirements. The proposed development will result in a total of 26 residential units. The provision of 1.2 parking spaces per unit results in a requirement of 31 parking spaces. The Conceptual Site Plan shown in *Figure 2* illustrates 28 parking spaces. A deficit of 3 parking spaces. An exception to the parking provision is recommended.

4.4.4 Class II Development Permit

Section 5.4.2 sets out additional provisions for Multi-Unit Dwellings. These provisions are reviewed below:

Required to be located on an arterial or collector roadway:

The subject lands are located on King Street West which is designated as an arterial roadway on Schedule "H" to the Official Plan.

No parking shall be allowed in either the required front or exterior side yards:

All parking as shown on the Conceptual Site Plan is located between buildings or in the rear yard.

A maximum of 40% of the lot area may be used for at grade parking:

The paved area as illustrated on the Conceptual Site Plan accounts for 27% of the lot area.

20 square metres of amenity space shall be provided per dwelling unit. The provision of an equipped children's play area may be required as a condition of any Development Permit.

1698.06 sq.m. of landscaped open space is provided on the Conceptual Site Plan. This is well in excess of the 420 sq.m. required for amenity space. The Concept Plan also illustrates a play structure. The details of the development of this space can be addressed in the Site Plan Approval process.

Provisions for sidewalks, garbage and refuse storage and landscape details can be addressed in the Site Plan Approval process.

5. CONCLUSIONS

Based on the above analysis, it is our opinion that the proposed changes to the Official Plan and Zoning By-law are appropriate and can be supported from a planning perspective.

The proposed development offers an apartment style housing to meet the needs of the residents in the community and represents an appropriate redevelopment of an older motel style commercial



use. This site is an appropriate location for this land use and efficiently uses existing infrastructure.

The Official Plan Amendment proposed would designate the subject lands as Residential.

The Development Permit By-law Amendment will re-designate the subject lands to Residential and recognize the existing rear yard for the existing building and a slightly reduced parking standard. All other by-law provisions have been met.

6. OPINION

The proposed amendments to the Planning Documents are appropriate as the land use is compatible with adjacent land uses while providing an apartment residential option for members of the community. This development is appropriate for the subject lands, meets the policy objectives of the Official Plan and the land use provisions as outlined in the Residential designation of the Development Permit By-law and will result in a favourable development for the Town of Gananoque.

Sincerely;



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE

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Figures:

- Figure 1 Location Map
- Figure 2 Conceptual Site Plan
- Figure 3 Excerpt from Official Plan (Land Use Schedule)
- Figure 4 Excerpt from Development Permit By-law Schedule A
- Figure 5 Excerpt from Development Permit By-law Schedule B



Figure 1 - Location Map
Randy Gill - King Street West
Town of Gananoque

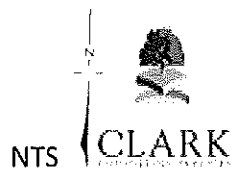
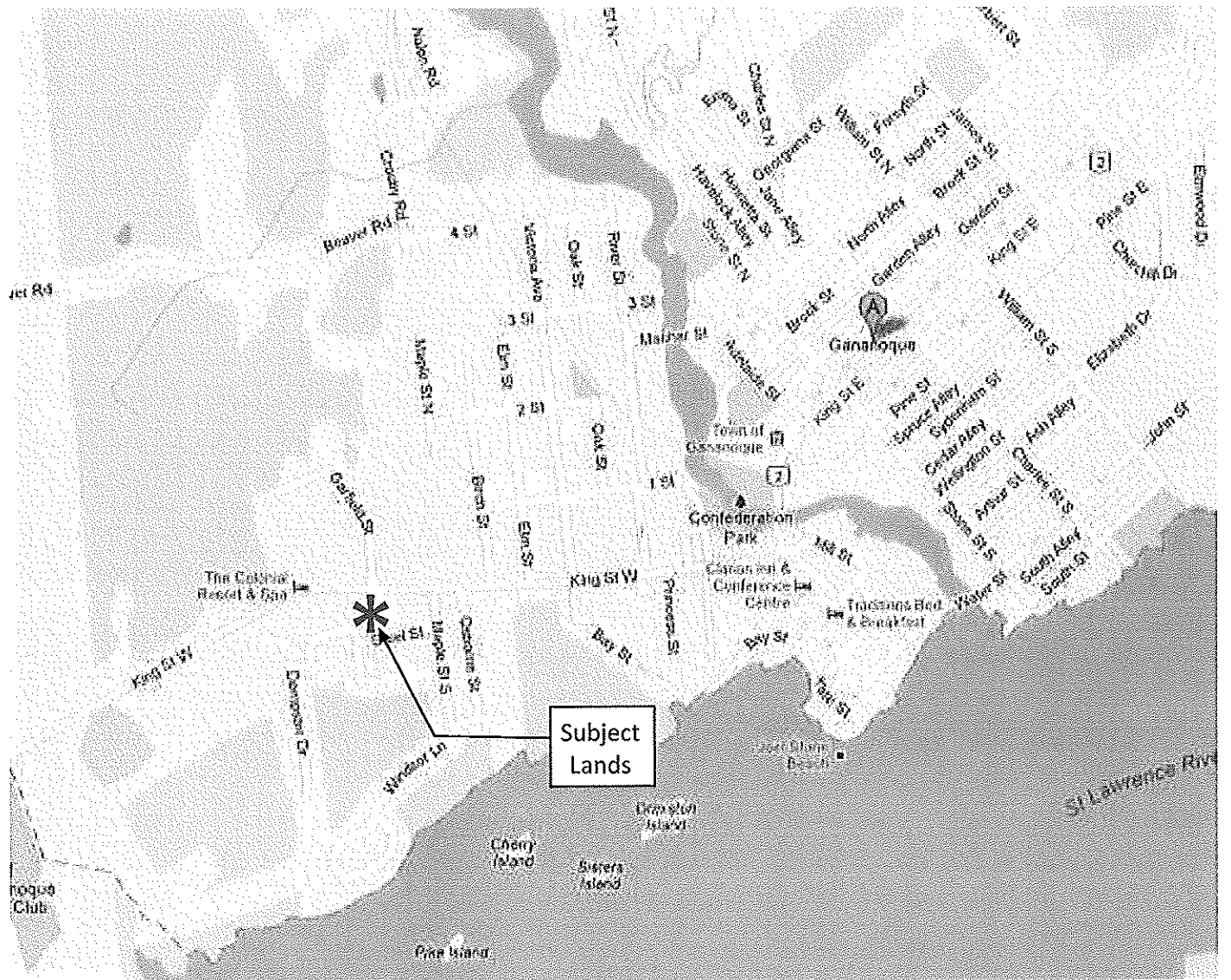


Figure 2 - Concept Site Plan
 Randy Gill - King Street West
 Town of Gananoque

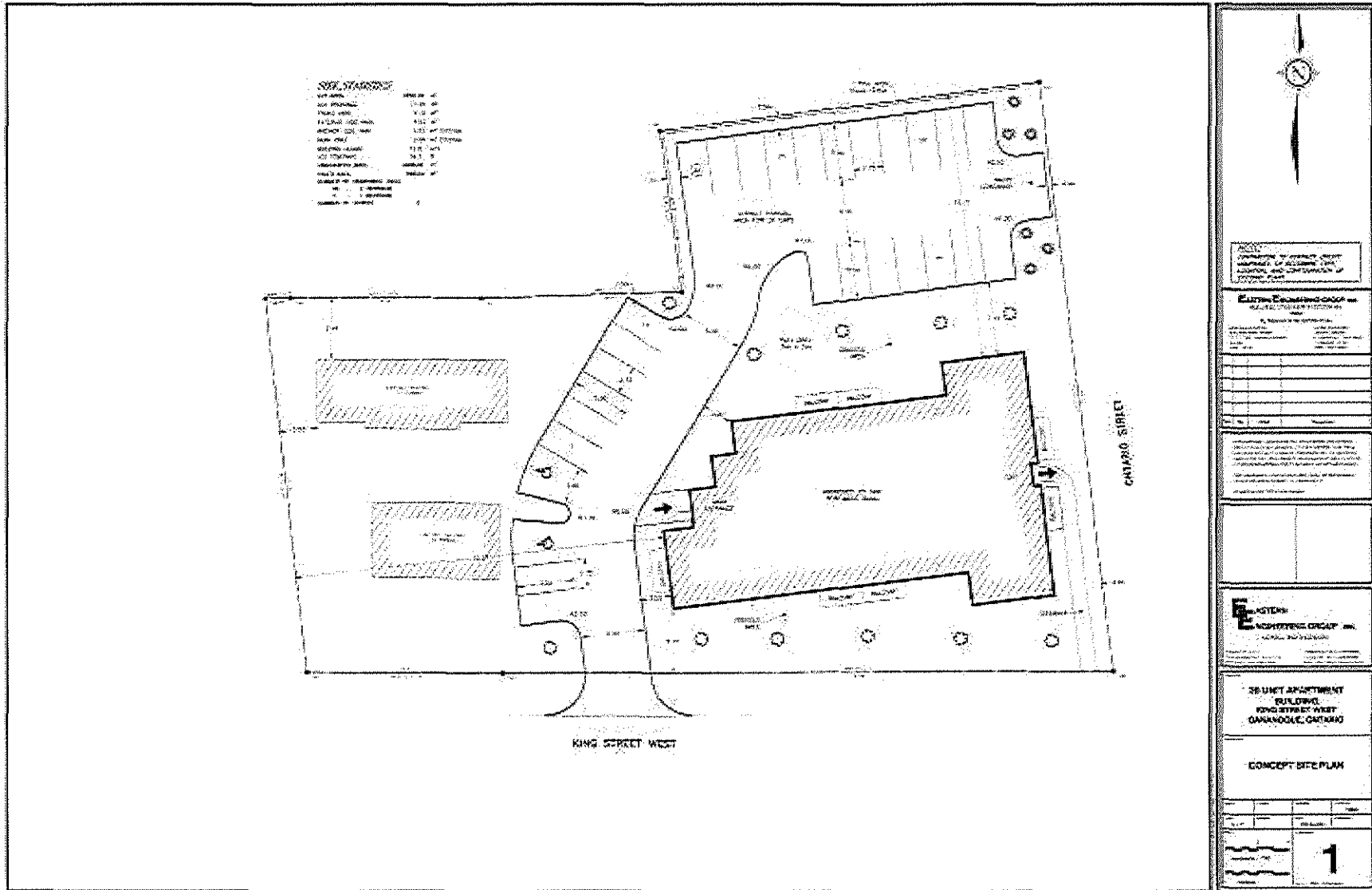
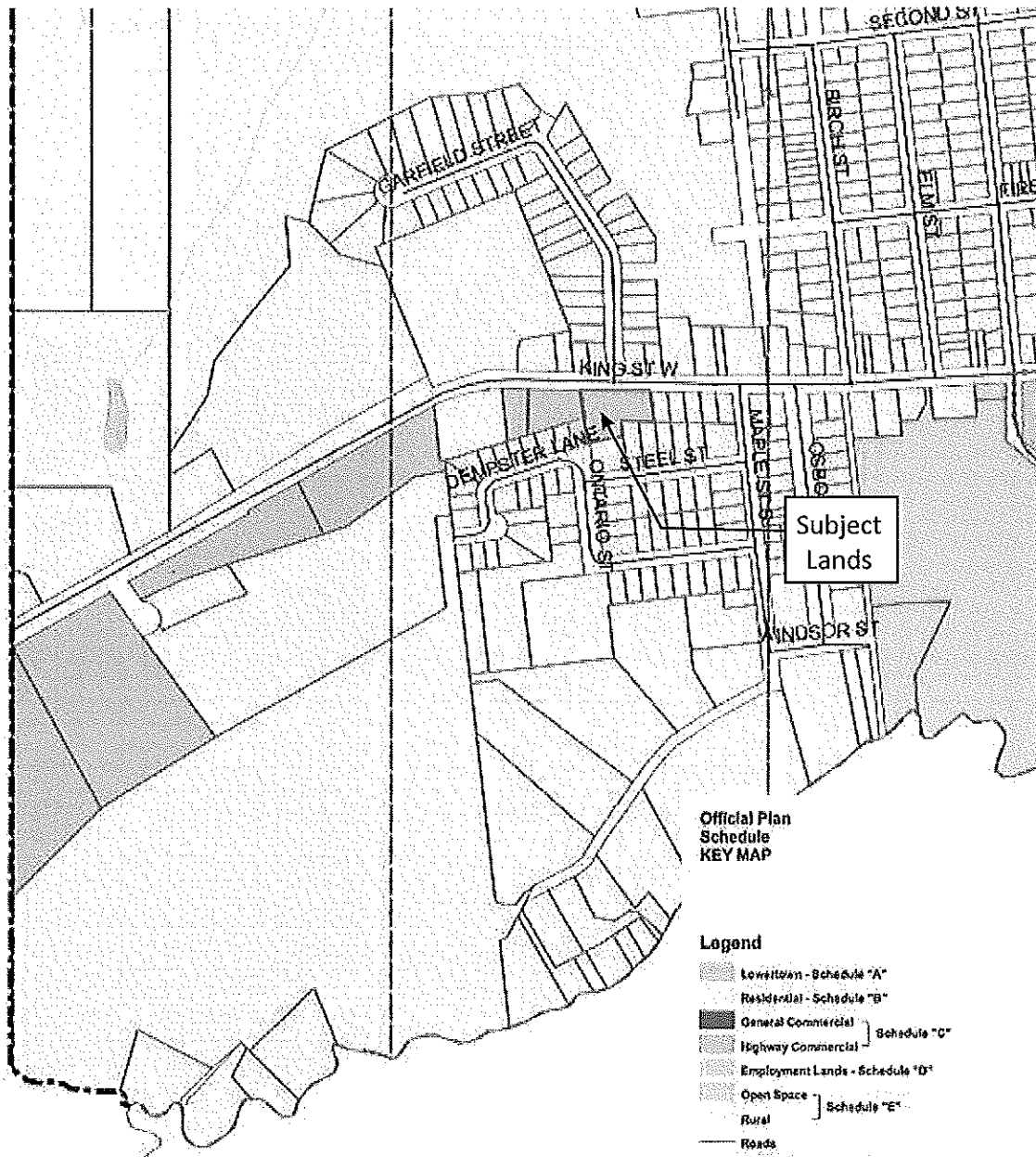


Figure 3 - Official Plan Excerpt (Land Use Schedule)
 Randy Gill - King Street West
 Town of Gananoque



**Official Plan
 Schedule
 KEY MAP**

Legend

- Low Intensity - Schedule "A"
- Residential - Schedule "B"
- General Commercial } Schedule "C"
- Highway Commercial }
- Employment Lands - Schedule "D"
- Open Space } Schedule "E"
- Rural }
- Roads
- Recreational Pathway
- Parcels
- Lot Concessions
- Watercourse
- Municipal Boundary

Other Schedules:

- Natural and Cultural Heritage Feature - Schedule "F"
- Development Constraints - Schedule "G"
- Roads - Schedule "H"
- Land Use - Schedule "I"

Subject Lands

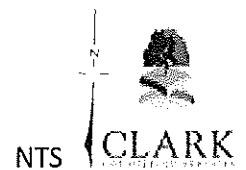
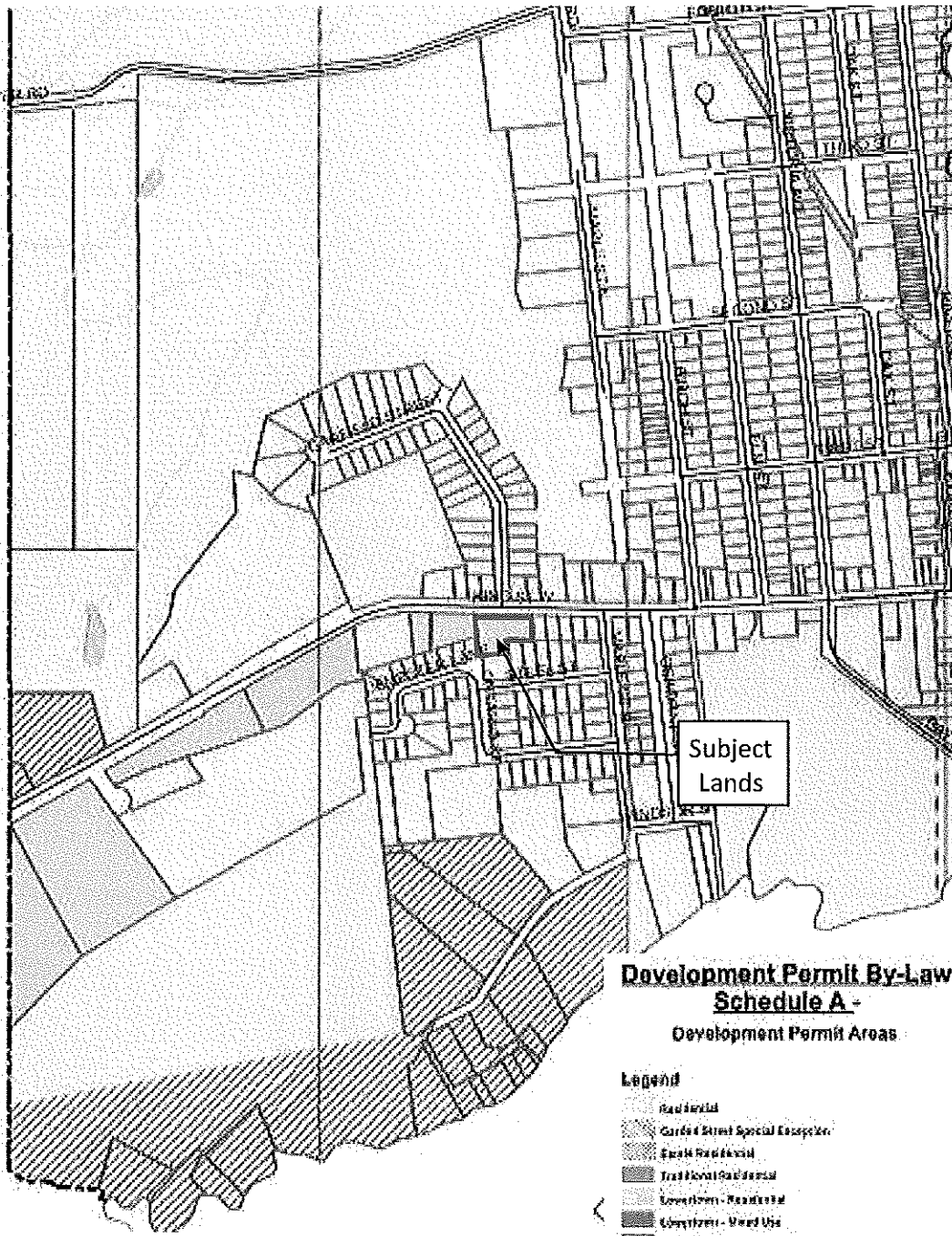



Figure 4 - Development Permit By-law Schedule A
 Randy Gill - King Street West
 Town of Gananoque



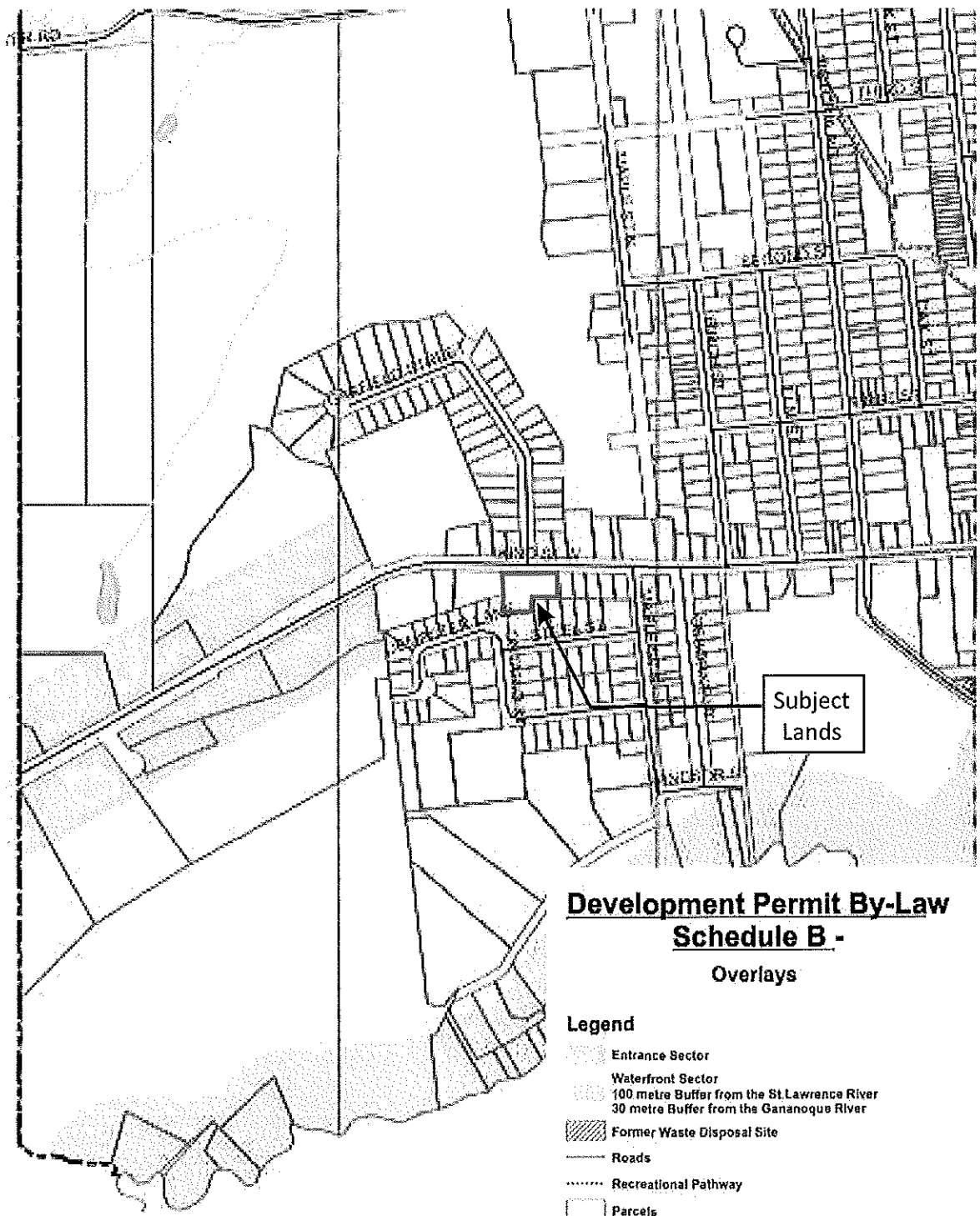
 Subject Lands

**Development Permit By-Law
 Schedule A -
 Development Permit Areas**

- Legend**
-  Residential
 -  Garden Street Special Exception
 -  Park Residential
 -  Traditional Residential
 -  Conversion - Residential
 -  Conversion - Mixed Use
 -  Commercial Traditional Core
 -  Progressive Commercial District
 -  Gateway Commercial
 -  Employment Lands
 -  Open Space
 -  Rural
 -  Former Waste Disposal Site
 -  Environmental Sensitive
 -  Roads
 -  Recreational Pathway
 -  Parcel
 -  Soil Conservation
 -  Waterbodies



Figure 5 - Development Permit By-law Schedule B
 Randy Gill - King Street West
 Town of Gananoque



**Development Permit By-Law
 Schedule B -
 Overlays**

- Legend**
- Entrance Sector
 - Waterfront Sector
 - 100 metre Buffer from the St. Lawrence River
 - 30 metre Buffer from the Gananoque River
 - Former Waste Disposal Site
 - Roads
 - Recreational Pathway
 - Parcels
 - Lot Concessions
 - Watercourse
 - Municipal Boundary

Subject Lands



Request to ease parking restrictions for The Purple House Café and other small businesses in the Lower-town area

The Town of Gananoque has identified the lower-town as an area of significant economic and cultural value and has stated the goal of making this a vibrant 'work, live, play,' area (The Lower-town Study, 2005.)

The Purple House Café wishes to contribute to this vision but is finding the current parking requirements are prohibitive and unjustified. Currently parking bylaws dictate our capacity at 12 patrons only. To exceed this town requires that we pay a 'cash-in-lieu' of parking arrangement. Essentially this arrangement requires that we pay in cash for a pre-existing problem, a problem we neither exacerbate, nor contribute to. Furthermore this arrangement in no way alleviates the parking problem, as it provides no physical spaces.

Salient points of the situation are as follows:

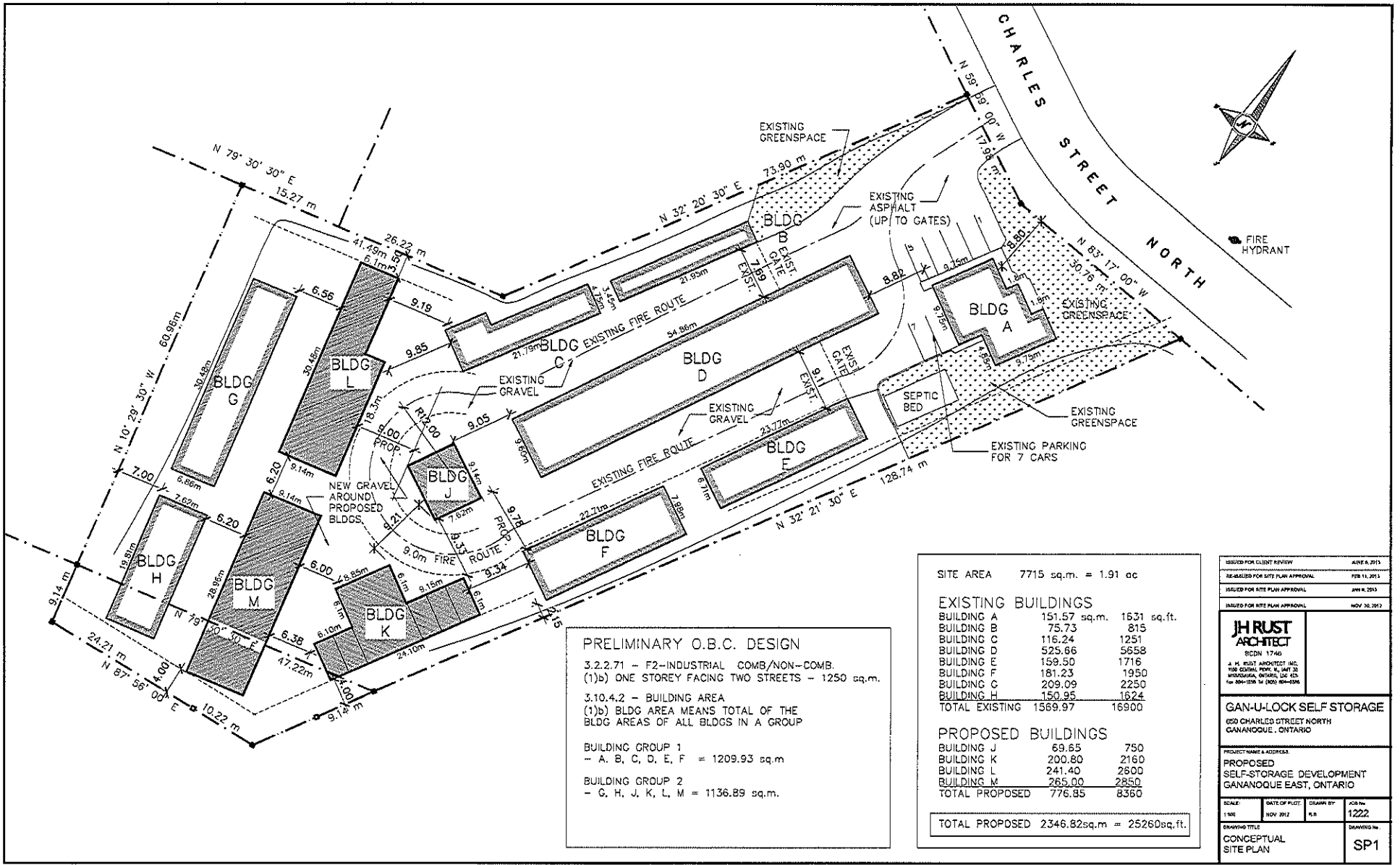
- The cafe is a '**Value added**' business which serves a population that already has parking requirements met such as The Clarion Inn (mainly busses), The Gananoque Inn, Municipal Marina, 8 bed and breakfasts within 10mins walk, the Commodore Apartment complex, cyclists...
- Residents of new condominium developments in this area will require services and will also have their parking requirements met.
- Current 'cash in lieu' of parking does not provide physical parking spaces and is therefore in not solve problem and is becomes an unjustified obstacle to small businesses.
- We need a level playing field with other businesses up-town, which do not have restrictive parking bylaws, especially as this venture is highly seasonal.

We would like to request that the municipality exempt The Purple Café, from prohibitive parking bylaws and suggest that similar exemptions be granted for 'Value Added' businesses, which do not tax current parking situation. We suggest that such exemptions could be based on businesses not exceeding 1800 square feet.

We hope that our small business in lower-town will be treated fairly and encouraged so that they may remain viable ,contributing players in the revitalization of this area.

Sincerely,

Aaron McOnie
Kerry Coyle.



PRELIMINARY O.B.C. DESIGN

3.2.2.71 - F2-INDUSTRIAL COMB/NON-COMB.
 (1)a) ONE STOREY FACING TWO STREETS - 1250 sq.m.

3.10.4.2 - BUILDING AREA
 (1)b) BLDG AREA MEANS TOTAL OF THE BLDG AREAS OF ALL BLDGS IN A GROUP

BUILDING GROUP 1
 - A, B, C, D, E, F = 1209.93 sq.m.

BUILDING GROUP 2
 - G, H, J, K, L, M = 1136.89 sq.m.

SITE AREA	7715 sq.m. = 1.91 ac
EXISTING BUILDINGS	
BUILDING A	151.57 sq.m. 1631 sq.ft.
BUILDING B	75.73 815
BUILDING C	116.24 1251
BUILDING D	525.66 5658
BUILDING E	159.50 1716
BUILDING F	181.23 1950
BUILDING G	209.09 2250
BUILDING H	150.95 1624
TOTAL EXISTING	1569.97 16900
PROPOSED BUILDINGS	
BUILDING J	69.55 750
BUILDING K	200.80 2160
BUILDING L	241.40 2600
BUILDING M	265.00 2850
TOTAL PROPOSED	776.85 8360
TOTAL PROPOSED 2346.82sq.m = 25260sq.ft.	

ISSUED FOR CLIENT REVIEW	JUNE 6, 2011
RECALLED FOR SITE PLAN APPROVAL	FEB 11, 2011
ISSUED FOR SITE PLAN APPROVAL	JAN 8, 2011
ISSUED FOR SITE PLAN APPROVAL	NOV 26, 2010
JHRUST ARCHITECT	
1000 CENTRAL PARKWAY, SUITE 202 GANANOQUE, ONTARIO, L7R 4C3 TEL: 905-528-3400 FAX: 905-528-3356	
GAN-U-LOCK SELF STORAGE 850 CHARLES STREET NORTH GANANOQUE, ONTARIO	
PROJECT NAME & ADDRESS	
PROPOSED SELF-STORAGE DEVELOPMENT GANANOQUE EAST, ONTARIO	
SCALE	DATE OF PLOT
1:500	NOV 2012
DRAWING TITLE	DESIGN BY
CONCEPTUAL SITE PLAN	R.B.
	FOR No.
	1222
	DRAWING No.
	SP1

OP2012-07