



April 4, 2014

**Community Development  
Town of Gananoque**

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RE: **Urban Design Rationale for Riviyrá Condominiums**  
Riviyrá Condominiums  
129 South Street  
Gananoque, Ontario

Dear Sir/Madam,

We are pleased to propose the architectural design for Riviyrá Condominiums of 100 units and six storeys high that is located at south of South Street and west of Stone Street in the Town of Gananoque for Riviyrá Development Inc.. The location of the proposed building is unique as it is the terminus of Stone Street of the Lower Town Mixed-Use designation area to its north and the gateway of the Thousand Islands to its south. In general the urban design rationale for Riviyrá Condominiums is to respect the cultural and architectural heritage integrity of the Lower Town designation, to create a signature building image on its south waterfront, to provide high quality streetscape along South Street as required in the Development Permit By-Law of Gananoque, and to benefit the community by providing a water view from South Street through the building and a water front path in the south of the building. The following is the further description regarding the urban design rationale:

- 1) **Create a signature building at gateway to thousand Islands:** The proposed building is situated at north of St. Lawrence River where it is a prominent gateway to Thousand Island. Although it is six storeys high, the proposed building scale is broken down by its irregular plan configuration, asymmetrical elevation walls and corner towers as well as various roof lines, which all contribute to create a picturesque signature building image on the waterfront gateway to Thousand Island.
- 2) **Respect to the architectural heritage of Lower Town Area of Gananoque:** While applying new building technologies, the proposed building design is inspired by Queen Ann style featured in Lower Town Area of Gananoque, where the high turrets at corners, steep sloped roofs, decorative timbering gables, high quality brick and stone masonry walls and decorative widow patterns are incorporated into the exterior designs to create an architectural landmark reminiscent of historical context.
- 3) **Benefit the surrounding community:** An opening is created through the building on ground floor and a wood trellis is designed in front of it to provide and enhance the water view so the pedestrians on South Street would be able to see the lake through the opening. And a waterfront path is provided in the south of building for public to access and enjoy the water.
- 4) **Attractive Streetscape design:**
  - a) Building exterior is clad with red brick on upper levels and stone on lower levels, including the exposed parking foundation wall. The masonry wall is broken down in scale further by masonry pilasters, windows and balconies, and the horizontal precast bands, window headers and sills added more fine details to the building exterior.



- b) A pedestrian walkway of 1.5m in width is proposed along the north side of the building at South Street to be used by the residents and visitors of the proposed building and other neighbouring community.
- c) A terrace with planting is proposed on the underground parking garage roof in front of the main building along South Street. The terrace is protected with fine metal railings which are supported by stone cladded garage wall and pilasters.
- d) Fine landscaping with trees, shrubs and grass areas are proposed along South Street and Stone Street, and around the entrance porch to provide the greenery for the building and soften the views to masonry walls and pilasters from South Street and Stone Street.
- e) The offstreet parking is proposed in the two levels of underground parking garage which accessed via two ramps from South Street and Stone Street respectively.
- f) Loading space is proposed in the north side of the building along South Street, just east of the entrance. The loading area shall be shielded from view by shrubbery of min. 1.5m high. And the two overhead doors for the garbage room and moving room are proposed as decorative wooden door types to provide a pleasant elevation in the loading area.
- g) All service utilities are underground.

The design for the Riviya Condominiums is quite challenging due to the building complexity, unique site location and steep site condition. We hope the above proposed design for Riviya Condominiums would meet the development requirement of your town and create a signature landmark as well as a responsive building for your town.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Honglin Cui', with a long horizontal line extending to the right.

Honglin Cui  
Architect, OAA, LEED AP

Chamberlain Architect Services Ltd.