

## NOTICE OF MEETING Proposed Class III Development Permit

**TAKE NOTICE** the **Planning Advisory Committee/Committee of Adjustment** for the Town of Gananoque will hold a Meeting on **MONDAY, SEPTEMBER 28, 2015 at 6:00 P.M.** in the **Lou Jeffries, Gananoque & T.L.T.I Recreation Centre 600 King Street, Gananoque, ON** to provide a recommendation to Council on the application below.

**AND FURTHER TAKE NOTICE** that the **Council for the Corporation of the Town of Gananoque** will hold a Meeting on **TUESDAY, OCTOBER 6, 2015 at 6:00 P.M.** in the **Lou Jeffries, Gananoque & T.L.T.I Recreation Centre 600 King Street, Gananoque, ON** to hear the following application to consider a Class III Development Permit:

File No. **DP2014/03**

APPLICANT: **RMP CONSTRUCTION AND DEVELOPMENT  
ISLAND HARBOUR DEVELOPMENTS**

The property municipally and legally described as  
**175 ST LAWRENCE STREET**  
LOT 546 – 554 PLAN 86  
TOWN OF GANANOQUE

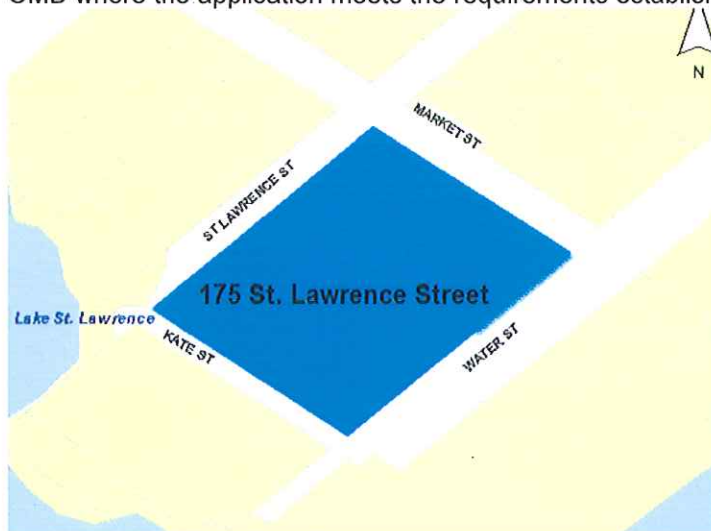
has applied to the Town of Gananoque for a Development Permit to  
**TO CONSTRUCT A MIXED USE - COMMERCIAL RESIDENTIAL CONDOMINIUM**

Additional information in relation to the proposed development permit is available for inspection between 8:30 am and 4:30 pm in the Administration Offices at 30 King Street East, Gananoque, ON, or on the Town's website [www.gananoque.ca](http://www.gananoque.ca) or by calling 613 382-2149 ext.1126.

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

**Note:** Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the OMB where the application meets the requirements established through the official plan and development permit bylaw.

**DATED** this 26<sup>th</sup> day of AUGUST, 2015



  
Brenda Guy  
Manager of Community Development  
[bguy@gananoque.ca](mailto:bguy@gananoque.ca)  
613 382-2149 Ext.1126



DP 20 14 / 03

**APPLICATION FOR DEVELOPMENT PERMIT APPROVAL**  
**Section 70.2 of the Planning Act, RSO 1990, as amended**

This application form **MUST** be accompanied with all the submission requirements in order to be considered a complete application. Incomplete applications will not be processed until all information is provided.

A meeting with Community Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

- ✓ Complete application form signed including declaration of applicant.
- ✓ Copy of the deed of property or offer to purchase and sale
- ✓ Application fee payable to the Town of Gananoque:
  - Class I \$500
  - Class II \$1,500
  - Class III \$1,700
  - Amendment to Class I, Class II or Class III \$700
- ✓ Deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies for a Class II or Class III
- ✓ Copy of the most recent survey of the subject property

**CONTACT INFORMATION**  
 Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.

Name of Applicant: RMP Construction & Development Ltd.	Complete Address including Postal Code: 763 King St. W. Box 2240 Prescott, ON K0E 1T0	Phone: <u>613 933 0111</u> Fax: <u>613 933 1905</u> E-mail: <u>info@rmpconstruction.ca</u>
Name of Property Owner (if different than applicant): Island Harbour Club Inc.	Complete Address including Postal Code: 763 King St W. Box 2240 Prescott, ON K0E 1T0	Phone: <u>613 349 7807</u> Fax: <u>613 933 1905</u> E-mail: <u>rpelda@gmail.com</u>
Architect/Designer/Planner: ACK Architects	Complete Address including Postal Code: 443 Eastchester Ave. St. Catherines, ON L2M 6S2	Phone: <u>905 984 5545</u> Fax: <u>905 984 5542</u> E-mail: <u>info@ackarchitects.com</u>
Engineer: Eastern Engineering Group Inc.	Complete Address including Postal Code: 125 Stewart Blvd. Suite 212 Brockville, ON K6V 4W4	Phone: <u>613 345 0400</u> Fax: <u>613 345 0008</u> E-mail: <u>easteng@easteng.com</u>
Ontario Land Surveyor: Hopkins, Cormier, & Chitty Surveying Consultants Inc.	Complete Address including Postal Code: 636 Norris Ct. Kingston, ON K7P 2R9	Phone: <u>613 384 9266</u> Fax: <u>613 384 3513</u> E-mail: <u>pchitty@hopkinscormier.com</u>

Street or Property Address (if applicable): 171 St. Lawrence St. Gananoque, ON

**LEGAL DESCRIPTION**

Lot: <u>546 - 554 (inclusive)</u>	Concession: _____	Part(s): _____	Plan: <u>Combined Plan 86</u>
Frontage: <u>67.365 m</u>	Depth: <u>88.36 m</u>	Area (sq.m): <u>5748.84 m2</u>	Area (acres): <u>1.42</u>

**SUBMISSION REQUIREMENTS**

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

- Site Plan(s)** including scaled accurate measurements of:
  - o Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
  - o Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
  - o Dimensions and gross floor area of all building and structures to be erected;
  - o Existing structures to be retained, removed or relocated;
  - o Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
  - o Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
  - o Parking areas including number, size of spaces and dimensions
  - o Access driveways including curbing and sidewalks
  - o Proposed fire routes and fire route sign locations
  - o Dimensions and locations of loading zones, waste receptacles and other storage spaces;
  - o Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
  - o Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
  - o Location, type and size of any other significant features such as fencing, gates and walkways.
- Drainage Plan(s)** including scaled accurate measurements of:
  - o Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;
- Landscape Plan(s)** including scaled accurate measurements of:
  - o Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;
- Site Servicing Plan(s)** including scaled accurate measurements of:
  - o Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.
- Grade Control and Drainage Plan(s)** including scale accurate measurements of:
  - o Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
  - o Location of any creeks, ravines or watercourses with elevations and contours;
  - o Arrows indicating the proposed direction of flow of all surface water;
  - o Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
  - o Existing and/or proposed right-of-ways or easements
- Elevation and Cross-Section Plan(s)** including scale accurate measurements of:
  - o Drawings that show plan, elevations and cross section views for each building or structure to be erected;
  - o Conceptual design of building;
  - o Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
  - o Exterior design including character, scale, appearance and design features of the proposed building;
  - o Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
  - o Photographs of the subject land and abutting streetscape on both side of the street
- Supporting Studies and Reports.** Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

<input type="checkbox"/> Servicing options report	<input type="checkbox"/> Phase I Environmental Study and if investigation as required
<input type="checkbox"/> Hydrogeological Study	<input type="checkbox"/> Noise and/or vibration study
<input type="checkbox"/> Drainage and/or stormwater management report	<input type="checkbox"/> Source Water protection study
<input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area	<input type="checkbox"/> MDS I or II calculation
<input type="checkbox"/> Archaeological Assessment	<input type="checkbox"/> Minimum Separation distance calculation for an industrial use or a waste management facility
<input type="checkbox"/> Influence area study for development in proximity to a waste management facility or industrial use	<input type="checkbox"/> Confirmation of sufficient reserve sewage system capacity and reserve water system capacity
<input type="checkbox"/> Traffic Study	<input type="checkbox"/> Vegetation Inventory and/or Tree Preservation Plan
<input type="checkbox"/> Heritage Resource Assessment	
<input type="checkbox"/> Mine hazard rehabilitation assessment	

See Attached

- Cataraqui Region Conservation Authority.** Subject to review and a separate cheque payable to the Cataraqui Region Conservation Authority in the amount of \$\_\_\_\_\_. Clearance letter will be required by the Town.

<b>Existing Use(s):</b>	
Length of time the existing use of the subject lands have continued:	10 years
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property presently under a Site Plan Agreement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the file number and the status of the application? unknown, no planning applications have been made since property acquisition.	
<b>Proposed Use(s):</b> Residential and commercial (retail & services) condominium	
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law and how have the applicable criteria have been addressed? yes - See planning rationale document	
Is a variation requested? Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law. yes - yes see planning rationale document & site plan drawing	
Abutting Land Use(s): Residential homes, commercial boat line, harbour parking, commercial retail store parking, municipal water treatment plant, parkland, radio station.	
Is the Development to be phase? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
What is the anticipated date of construction? Phase 1 (Demolition & Environmental Remediation): May 2014	
Is the land to be divided in the future? Yes as per future condominium plan	
Are there any easements, right-of-ways or restrictive covenants affecting the subject land? <input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>Plan Details:</b>			
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional
	Lot Area:  5748.84 (sq.m)	Building Coverage: 69.4 (38% above ground) (%) 3989.7 (sq.m)	Landscape Coverage: 30.6 (%) 1759 (sq.m)
Building Height: ~20m	No. of Storeys: 5	No. of Units: 65 residential, 923 m2 commercial	Method of Garbage Storage: Interior Garbage room
Parking Surface: Existing: n/a Proposed: 21	Number of Parking Spaces: Existing: n/a Proposed: 129 Total: 129	Dimensions of Parking Spaces: 2.74m x 6.1m (9'x20')	Number of Accessible Spaces: 7
Loading Spaces:	Number of Loading Spaces: 1	Dimensions of Loading Spaces: 3m x 4m	Other:

<b>Heritage Tourist Inn/Bed and Breakfast:</b>			
Is this an application for a Heritage Tourist Inn? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> Other _____	Is this an application for a Bed and Breakfast? <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Guest Rooms: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> Other _____
A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			

*Updated to reflect changes AD*

EXISTING BUILDINGS:		Building 1	Building 2
Type of Structure		Commercial	
Date Constructed:		unknown	
Front Line Setback:		0 m	
Rear Lot Line Setback:		n/a	
Side Lot Line Setback:		0 m	
Side Lot Line Setback:		n/a	
Height:		2 storey (~32')	
Dimensions:		36m x 30m	
Floor Area:		772.2 m2	
PROPOSED BUILDINGS:		Building 1	Building 2
Type of Structure:		Condominium	
Proposed Date of Construction:		May 2016	
Front Line Setback:		2.63	
Rear Lot Line Setback:		1.26	
Side Lot Line Setback:		3m	
Side Lot Line Setback:		0m	
Height:		19.87m	
Dimensions:		54.54 m x 73.62 m	
Floor Area:		Gross: 13168.2 m2	
Attached Additional Page, if necessary			

**Access:**

Municipal Street     
  Unopen Road Allowance     
  Existing Right-of-way     
  Other \_\_\_\_\_

Name of Street/Road: Water St., Market St., St. Lawrence St., Kate St.

Entrance Approvals and Permit Number(s): n/a

If the application will result in the creation of a new private road, a request for street naming will have to be submitted in conjunction with this application, to be approved by Council.

**Water Access (where access to the subject land is by water only)**

Docking Facilities (specify)		Parking Facilities (specify)	
distance from subject land	_____	distance from subject land	_____
distance from nearest public road	_____	distance from nearest public road	_____

**Services:**

Municipal Water and Sewer     
  Municipal Water & Private Sewage     
  Private Well and Municipal Sewage     
  Private Well and Private Sewage


Water and Sewer Hook-up Approvals and Permit Number(s): \_\_\_\_\_


*Updated to reflect changes  
AR*

**AUTHORIZATION BY OWNER**

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

Robert Pelda (print name) 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 purposes of conducting a site inspection with respect to the attached application.

  
 \_\_\_\_\_  
 Signature of Owner

  
 \_\_\_\_\_  
 Signature of Witness (not applicant)

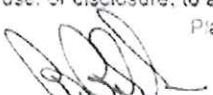
\_\_\_\_\_  
 Signature of Owner


\_\_\_\_\_  
 Date  
 Aug 25, 2015

**CONSENT BY OWNER**

Complete the consent of the owner concerning personal information set out below.

I/We, Robert Pelda, am/are the registered owner(s) of the land that is the subject of this application for Development Purposes and for purposes of the Municipal Freedom of Information and Protection of Privacy Act. I/We hereby authorize the use, or disclosure, to any person or public body, of any personal information collected under the authority of the Planning Act of the purpose of processing this application.

  
 \_\_\_\_\_  
 Signature of Owner

  
 \_\_\_\_\_  
 Signature of Witness (not applicant)

\_\_\_\_\_  
 Signature of Owner

\_\_\_\_\_  
 Date  
 Aug 25, 2015

**DECLARATION OF APPLICANT**

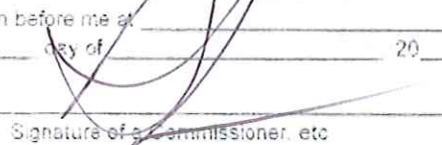
I, Andrew Ball of the Town of Merrickville in the County of Leeds-Grenville solemnly declare that


I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

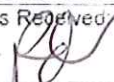
Furthermore, I, being the applicant of the subject lands, hereby authorize the Members of Council, Planning Advisory Committee and the Town of Gananoque staff members, to enter upon the property for the purpose of conducting a site inspection with respect to the attached application.

All of the above statements contained in the application 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 and by virtue of The Canada Evidence Act.

Declared/Sworn before me at \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Commissioner, etc

  
 \_\_\_\_\_  
 Signature of Applicant

Office Use Only:		Roll No: <u>010 001100</u>
Official Plan Designation: <u>Lowertown</u>	Development Permit Designation: <u>Lowertown-Mixed Use</u>	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent Applications: <input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> Condominium Approval <input type="checkbox"/> Consent/Severance	<input type="checkbox"/> Official Plan Amendment	<input type="checkbox"/> Subdivision Approval
Date Application Received: <u>Initial: May 15, 2014.</u>	Date Application Deemed Complete: <u>August 26/2015.</u>	Fees Received: 

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, peer review services may be contracted out by the Town under By-law 2004-63 and amending By-law 2007-29. These may include but are not limited to the following:

- |  |                           |
|--|---------------------------|
| Official Plan Amendment                | Sanitary System Design    |
| Condominium Applications               | Site Plan Applications    |
| Consent Applications                   | Subdivision Applications  |
| Environmental Assessment               | Storm Water Management    |
| Minor Variance Applications            | Traffic Studies           |
| Noise Studies                          | Water Distribution System |
| Ontario Municipal Board Representation | Zoning By-law Amendment   |
| Part Lot Control                       | Other Miscellaneous       |

The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Clerk/Manager of Community Development or the Director of Public Works, Culture and Recreation within their respective areas of jurisdiction.

All costs for the peer review consultants shall be fully paid by the applicant/developer.

Upon approval of the use of a peer review consultant, the applicant/developer shall execute the agreement below with the Town and post a security deposit of \$2,000 (two thousand dollars).

All submissions, correspondence etc. shall be directed to the Manager of Community Development, who shall be responsible for distribution.

All invoices from the peer review consultant shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, then the Town will recover its costs for the security deposit or any other securities which have been posted for the project by the applicant/developer. In that event, the work shall cease on the project and will not commence again until the outstanding invoice has been paid in full, and the securities topped up to their original balance.

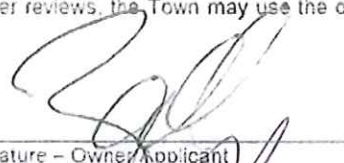
The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Treasury Department by either the Clerk or the Manager of Community Development, within their respective areas of jurisdiction.

I, Andrew Ball of the Town of Merrickville in the County of Leeds - Grenville solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town

Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct the necessary peer review(s) in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.

Andrew Ball  
Print Name - Owner/Applicant

  
Signature - Owner/Applicant

August 25/2014  
Date

\_\_\_\_\_  
Clerk or Manager of Community Development

## APPENDIX “B” – REPORTS AND DOCUMENTS SUBMITTED TO DATE

The Following reports, documents, or studies have been submitted to the Municipality with regards to 175 St. Lawrence Street. This list is not comprehensive, additional reports may have been submitted.

Expression of Interest (2008)

Expression of Interest (2012)

Proposal

Environmental Site Assessment Phase #1

Environmental Site Assessment Phase #2

Heritage Impact Assessment

Archeological Study Phase #1

Archeological Study Phase #2

Archeological Study Phase #3

Archeological Study Phase #4

Wave Rush Study

Wildlife & Shoreline Study

Geotechnical Assessment

Municipal Parking Business Plan

Site Services Assessment

Traffic Study

Construction Traffic Plan



# ISLAND HARBOUR CLUB - GANANOCQUE

PROPOSED MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT

175 ST. LAWRENCE STREET GANANOCQUE, ONTARIO, CANADA

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A5	PROPOSED 3RD FLOOR LEVEL
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THE ARCHITECTS HEREBY ACCEPT THE RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED IN THIS REPORT AND THE INFORMATION CONTAINED HEREIN. THE ARCHITECTS ACCEPT NO LIABILITY FOR THE COMPLETION OF THE WORK. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS. THE ARCHITECTS ACCEPT NO LIABILITY FOR THE COMPLETION OF THE WORK. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS.

No.	Description	Date

ISLAND HARBOUR CLUB

175 ST. LAWRENCE STREET  
GANANOCQUE, ONTARIO, CANADA

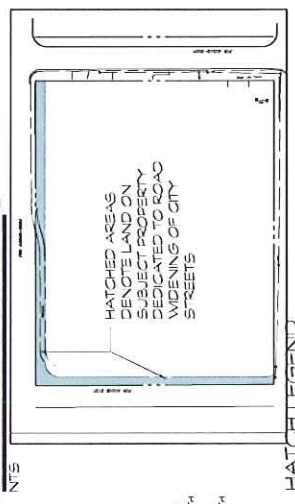
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architects  
175 ST. LAWRENCE STREET  
GANANOCQUE, ONTARIO  
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COVER PAGE

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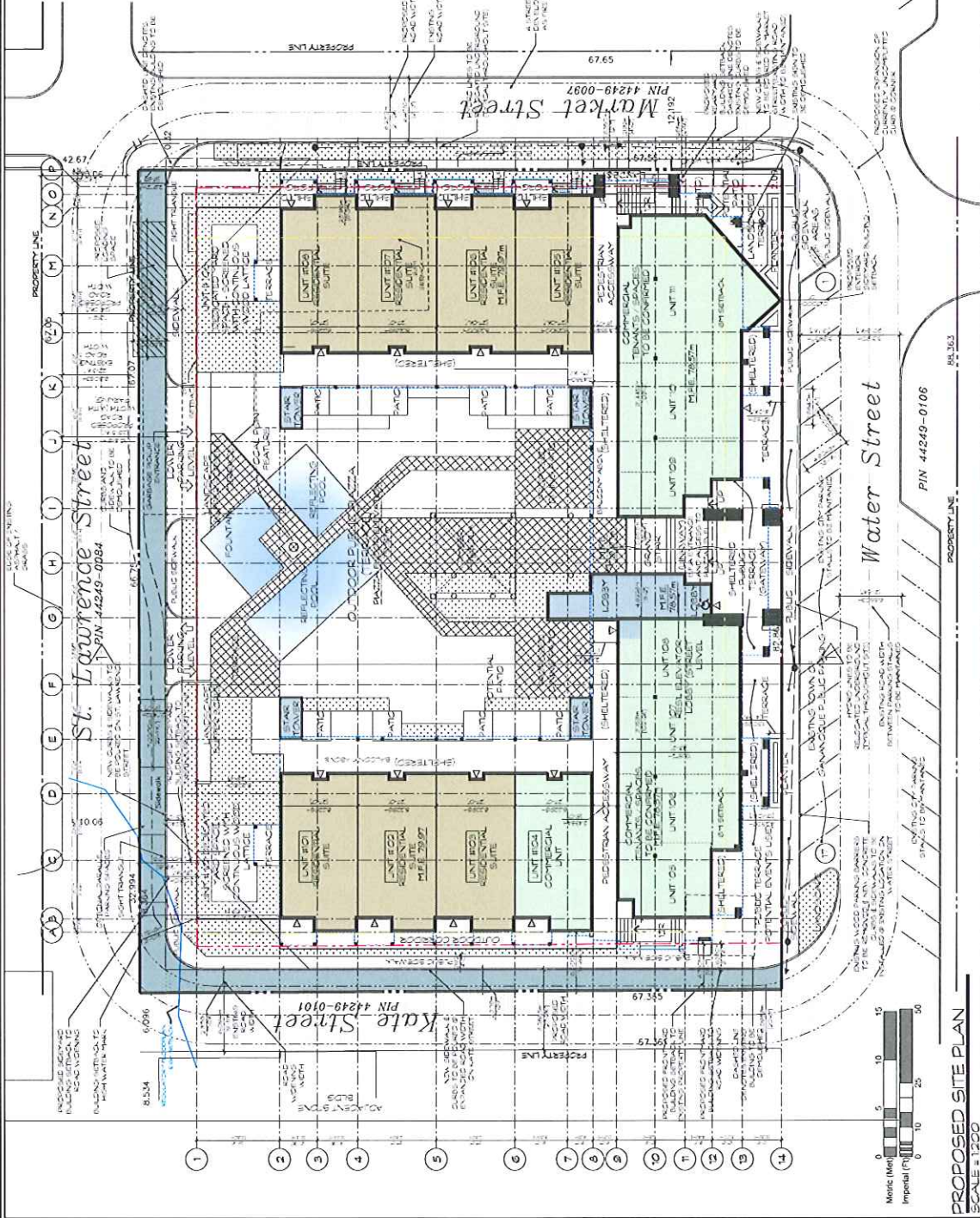
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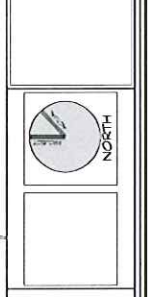
**PROPOSED SITE STATISTICS**

NO.	DESCRIPTION	AREA (M <sup>2</sup> )
1	TOTAL SITE AREA	10,000
2	TOTAL BUILDING AREA	5,000
3	TOTAL COVERED AREA	3,000
4	TOTAL UNCOVERED AREA	7,000
5	TOTAL PAVED AREA	2,000
6	TOTAL GREEN AREA	1,000
7	TOTAL WATER AREA	500
8	TOTAL OPEN SPACE AREA	1,500
9	TOTAL HATCHED AREA	2,500



**PROPOSED SITE PLAN**

SHEET TITLE	
Project Name	Proposed Site Plan
Client	Island Harbour Club Development
Scale	1:200
Author	[Name]
Check	[Name]
Scale	[Scale]
Date	[Date]



**PROPOSED: ISLAND HARBOUR CLUB DEVELOPMENT**

NO.	DATE	REVISION	BY	DATE	REVISION	BY	COMPLETION
1							
2							
3							
4							
5							
6							
7							
8							

**PROPOSED SITE PLAN**

SCALE: 1:200

**GENERAL NOTES**

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
- 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES.
- 5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LANDSCAPE AND GREENSPACE.
- 6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING BUILDINGS AND STRUCTURES.
- 7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SERVICES AND FACILITIES.
- 8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING RIGHTS AND INTERESTS.
- 9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING LEGAL OBLIGATIONS.
- 10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING SOCIAL AND COMMUNITARIAN RESPONSIBILITIES.

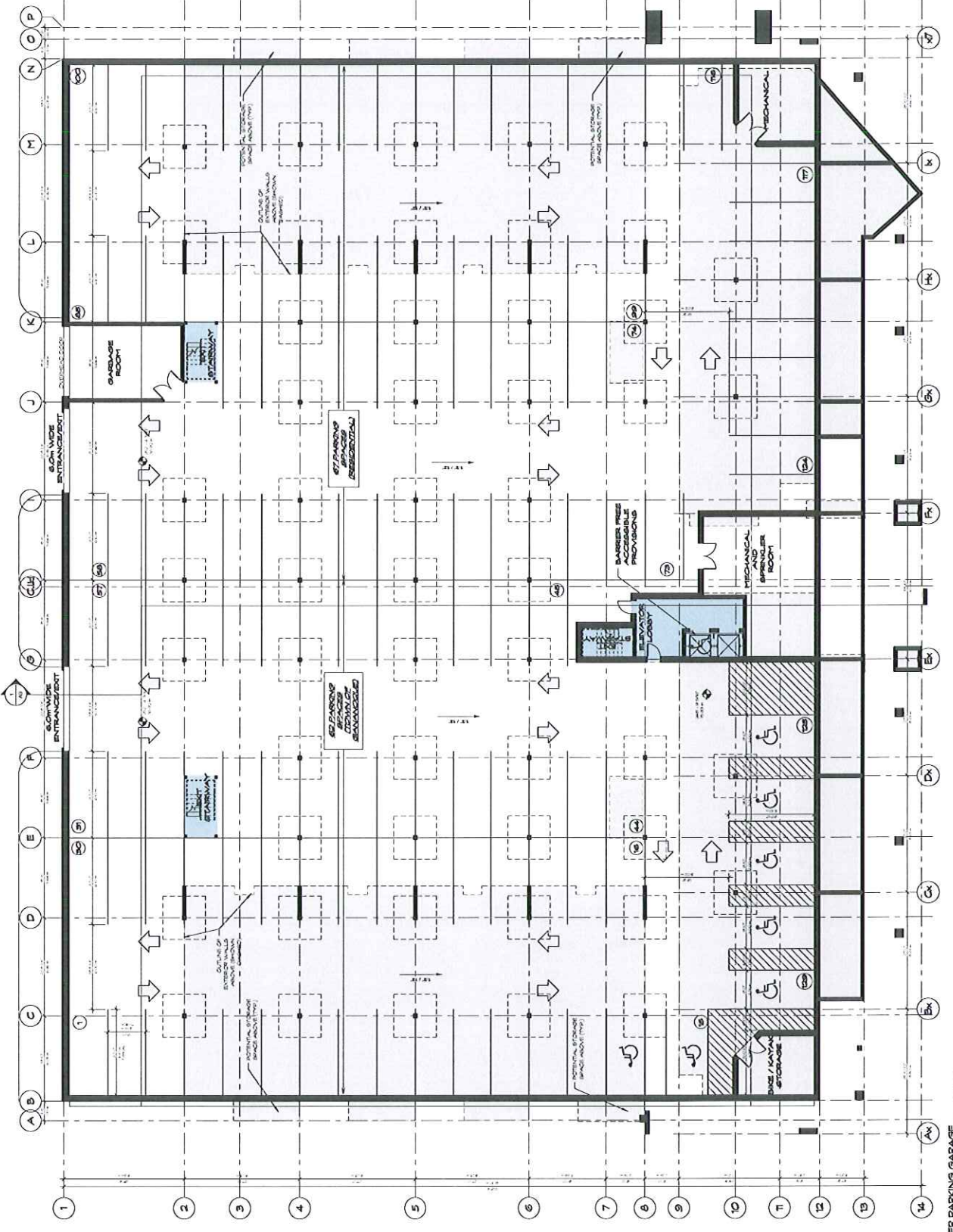
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS. THE DRAWING IS TO BE USED IN CONJUNCTION WITH THE CONTRACT DOCUMENTS.

ISLAND HARBOUR CLUB

A | C | K ARCHITECTS

UNDERGROUND PARKING LEVEL

NO.	REV.	DATE	BY	CHK
1	0	01/11/2023		
2	1	02/11/2023		
3	2	03/11/2023		
4	3	04/11/2023		
5	4	05/11/2023		
6	5	06/11/2023		
7	6	07/11/2023		
8	7	08/11/2023		
9	8	09/11/2023		
10	9	10/11/2023		
11	10	11/11/2023		
12	11	12/11/2023		
13	12	13/11/2023		
14	13	14/11/2023		
15	14	15/11/2023		
16	15	16/11/2023		
17	16	17/11/2023		
18	17	18/11/2023		
19	18	19/11/2023		
20	19	20/11/2023		
21	20	21/11/2023		
22	21	22/11/2023		
23	22	23/11/2023		
24	23	24/11/2023		
25	24	25/11/2023		
26	25	26/11/2023		
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29	28	29/11/2023		
30	29	30/11/2023		

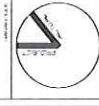


LOWER PARKING GARAGE

1:1000

At completion, outdoor terrace shall be ready for construction. This drawing not to be used for construction of any part of the building without the written permission of the architect. No. \_\_\_\_\_ Date: \_\_\_\_\_

ISLAND HARBOUR CLUB



**A | C | K** ARCHITECTS  
111 WILSON AVENUE, SUITE 201  
SCARBOROUGH, ONTARIO M1P 1L1  
416-491-9300  
www.acksa.com

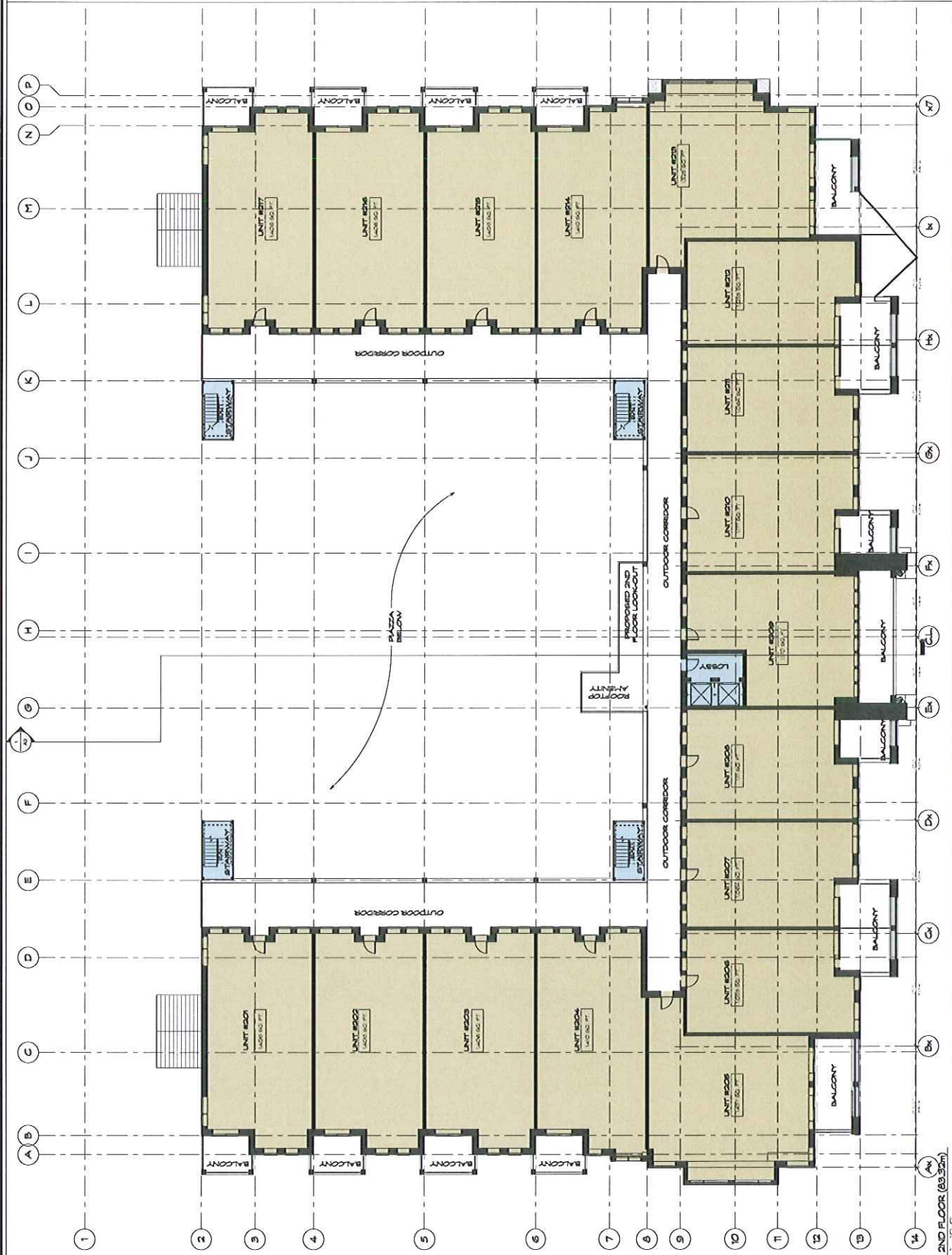
1ST FLOOR PIAZZA LEVEL

DATE: 17.12.2020
SCALE: 1/8" = 1'-0"
PROJECT: ISLAND HARBOUR CLUB
CLIENT: STRICKLAND GROUP
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
DATE: 17.12.2020

A3



1ST FLOOR (PIAZZA LEVEL) (19.9.17m)  
1-10-20



All sections and/or details shall be submitted to the Council for approval prior to the commencement of the work. The drawings shall be prepared in accordance with the requirements of the Council. The Council may require reproduction of drawings and sealing without further consent. Drawings to be for the use of the Council only. Do not scale.

DATE	14 SEP 2016
TIME	09:05 AM
BY	
CHECKED	
APPROVED	
SCALE	
PROJECT	
CLIENT	
DESIGNER	
CONTRACTOR	
REVISIONS	
NO.	
DATE	
DESCRIPTION	

ISLAND HARBOUR CLUB



**A | C | K**  
 architects  
 www.ackarchitects.com  
 10/100 Market Street, Suite 100  
 Sydney, NSW 2000  
 Australia  
 Phone: +61 (0)2 9231 1111  
 Fax: +61 (0)2 9231 1112  
 Email: info@ackarchitects.com

2ND FLOOR

A4

2ND FLOOR (83.37m)  
 1-10-C

ISLAND HARBOUR CLUB



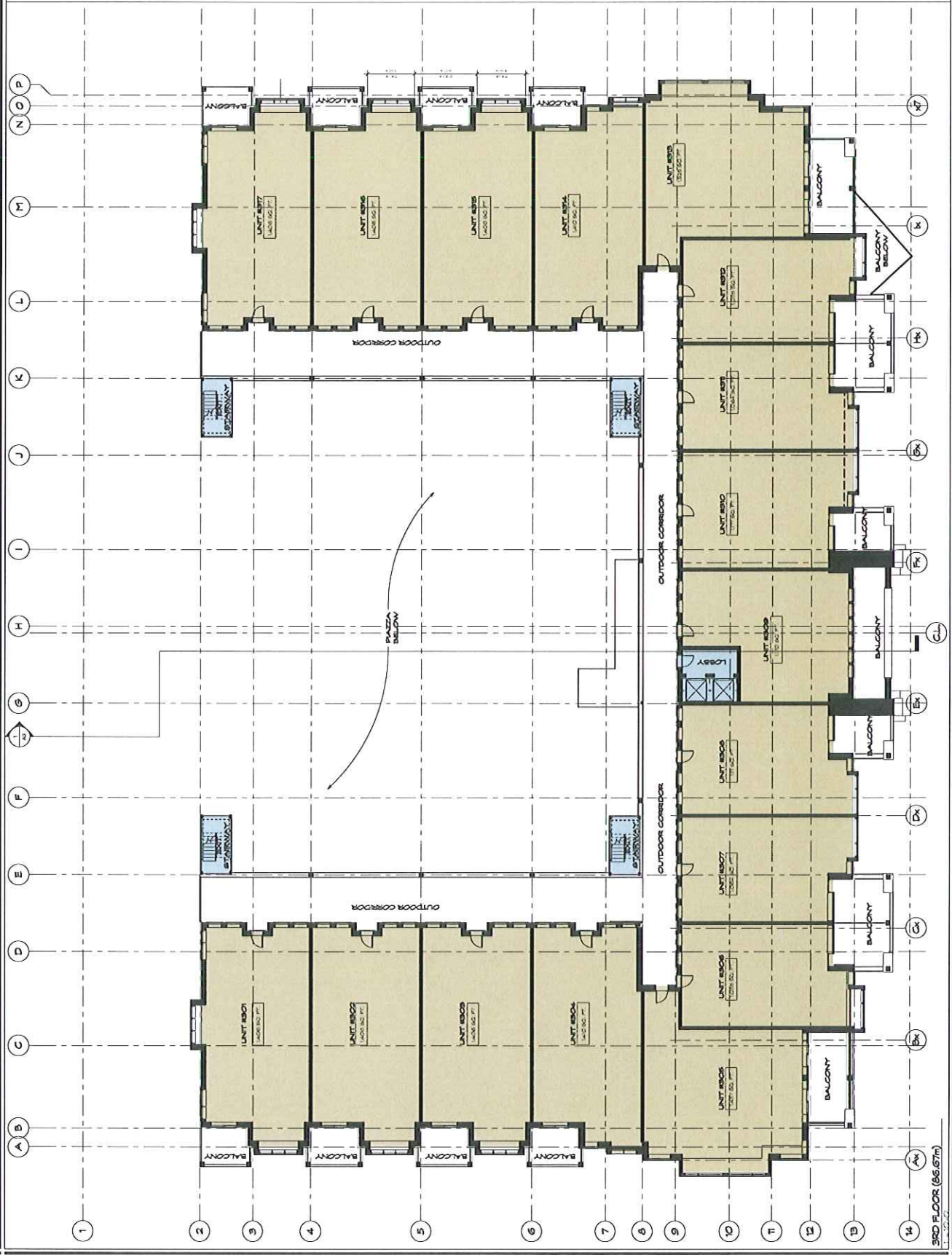
A|C|K ARCHITECTS

3RD FLOOR

A5

All construction shall be in accordance with the latest edition of the Building Code of Australia. The drawings are to be used for construction purposes only. No responsibility is accepted for any errors or omissions. All dimensions are in millimeters unless otherwise stated. Drawings to be for the information of the contractor only.

Table with columns for 'No.', 'Date', and 'Description'. It contains several rows of empty space for project revisions.



3RD FLOOR (86.67m)



All sections are to be shown in elevation, unless otherwise indicated. This drawing, not to be reproduced, used, or in any way disseminated, without the prior written consent of the architect. Reproduction of drawings is prohibited without written consent. Drawing to be for the purposes for which the drawing is intended.

NO.	DATE	DESCRIPTION
1	12/12/14	ISSUED FOR PERMITTING
2	01/22/15	ISSUED FOR PERMITTING
3	02/19/15	ISSUED FOR PERMITTING
4	03/18/15	ISSUED FOR PERMITTING
5	04/15/15	ISSUED FOR PERMITTING
6	05/12/15	ISSUED FOR PERMITTING
7	06/09/15	ISSUED FOR PERMITTING
8	07/06/15	ISSUED FOR PERMITTING
9	08/03/15	ISSUED FOR PERMITTING
10	08/31/15	ISSUED FOR PERMITTING
11	09/28/15	ISSUED FOR PERMITTING
12	10/26/15	ISSUED FOR PERMITTING
13	11/23/15	ISSUED FOR PERMITTING
14	12/20/15	ISSUED FOR PERMITTING
15	01/17/16	ISSUED FOR PERMITTING
16	02/14/16	ISSUED FOR PERMITTING
17	03/11/16	ISSUED FOR PERMITTING
18	03/29/16	ISSUED FOR PERMITTING
19	04/26/16	ISSUED FOR PERMITTING
20	05/23/16	ISSUED FOR PERMITTING
21	06/20/16	ISSUED FOR PERMITTING
22	07/18/16	ISSUED FOR PERMITTING
23	08/15/16	ISSUED FOR PERMITTING
24	09/12/16	ISSUED FOR PERMITTING
25	10/10/16	ISSUED FOR PERMITTING
26	11/07/16	ISSUED FOR PERMITTING
27	12/05/16	ISSUED FOR PERMITTING
28	01/02/17	ISSUED FOR PERMITTING
29	02/02/17	ISSUED FOR PERMITTING
30	03/02/17	ISSUED FOR PERMITTING

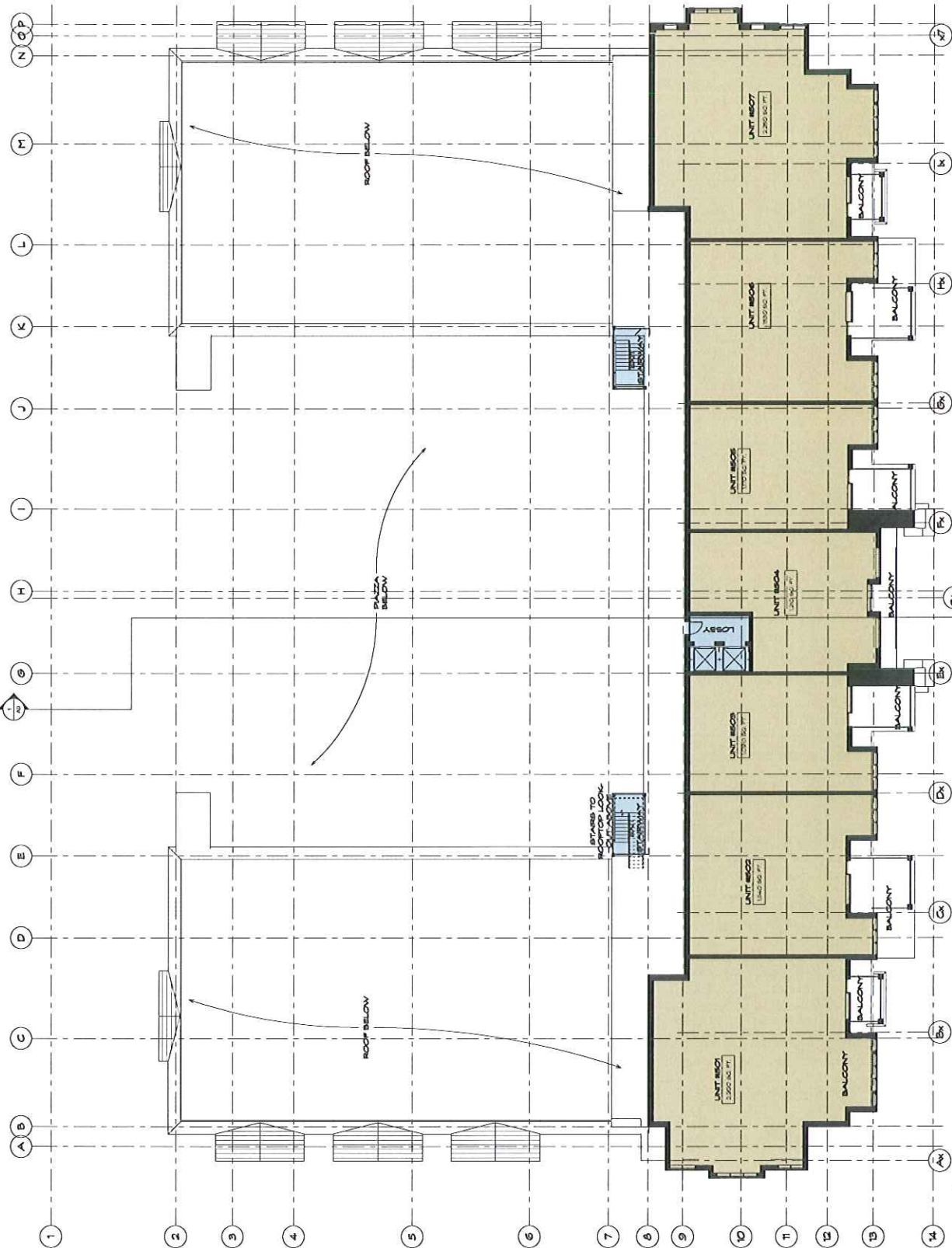
ISLAND HARBOUR CLUB

**ACIK**  
architects  
WWW.ACARCHITECTS.COM  
100 RIVER STREET, SUITE 200  
NEWTON, MA 02459  
TEL: 617-552-5500  
FAX: 617-552-5501  
MOBILE: 617-960-9111

5TH FLOOR

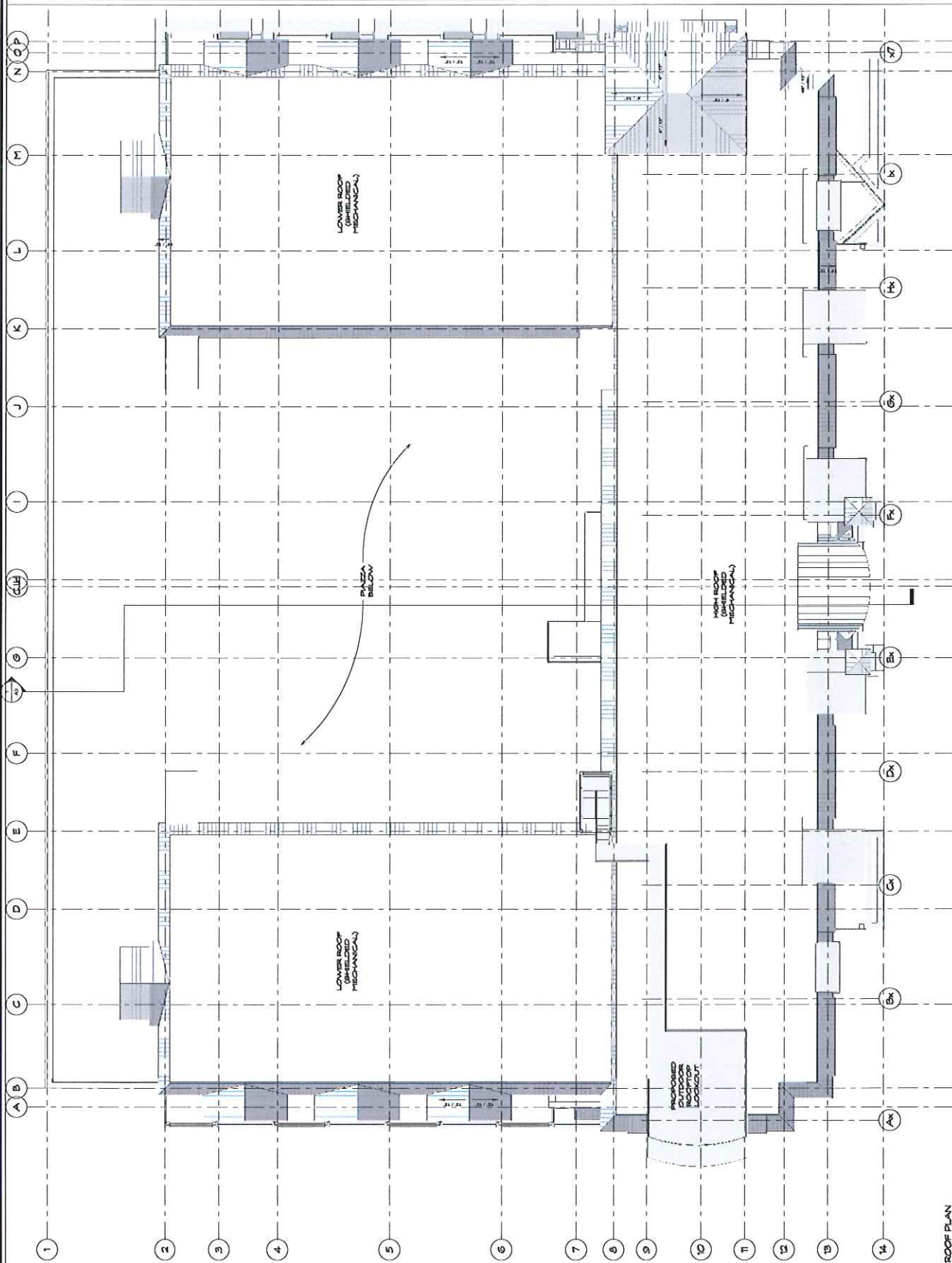
DATE:	12/12/14
SCALE:	AS SHOWN
DRAWN BY:	AL
CHECKED BY:	AL
PROJECT NO.:	14-0000
CLIENT:	ISLAND HARBOUR CLUB

A7



5TH FLOOR (99.37m)





LOWER ROOF  
(SHIELDED  
MECHANICAL)

LOWER ROOF  
(SHIELDED  
MECHANICAL)

PLAZA  
BELOW

HIGH ROOF  
(SHIELDED  
MECHANICAL)

PARKING  
PLAZA  
BELOW

1. CONSULT THE ARCHITECT AND VERIFY ALL DIMENSIONS AND THE QUALITY OF THE WORK. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE COMMENCEMENT OF THE WORK. THIS DRAWING IS TO BE USED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE DRAWING. THE ARCHITECT'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE DRAWING. THE ARCHITECT'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE DRAWING. THE ARCHITECT'S OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE DRAWING.

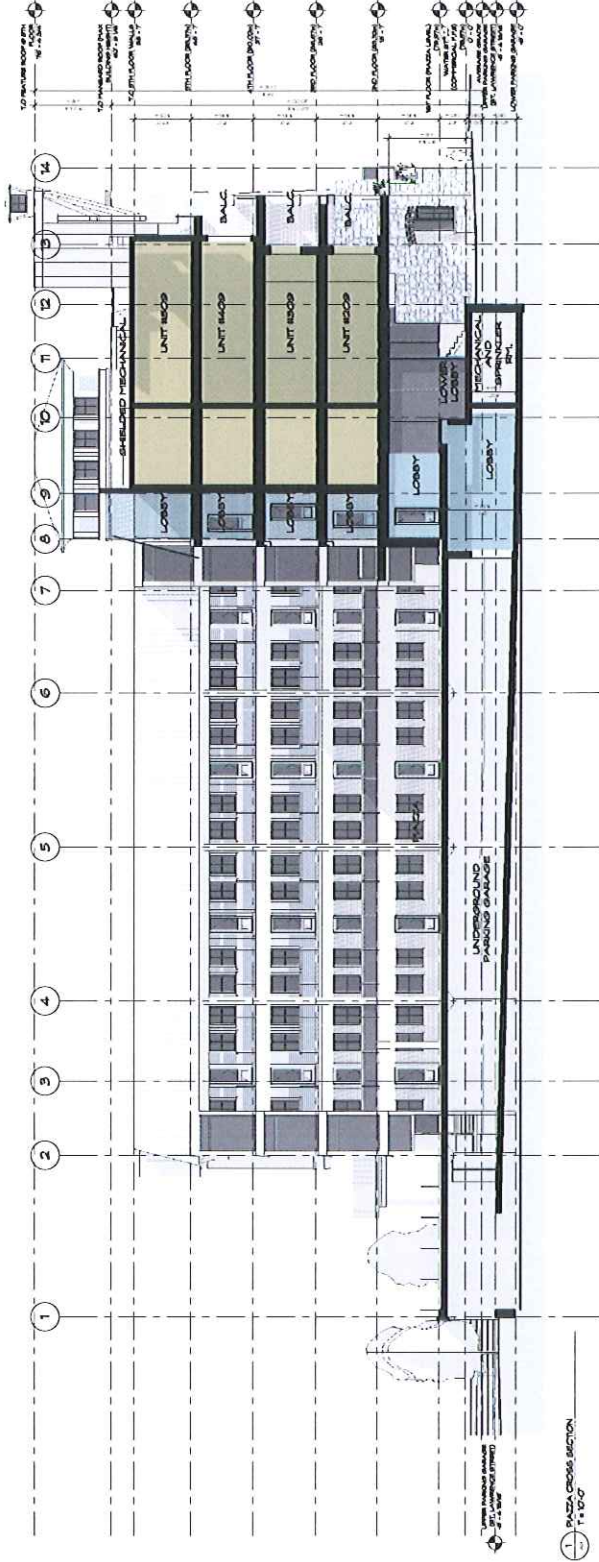
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WWW.ACKARCHITECTS.COM

ROOF PLAN

DATE	01/11/2018
SCALE	AS SHOWN
PROJECT	ISLAND HARBOUR CLUB
CLIENT	ISLAND HARBOUR CLUB
ARCHITECT	A   C   K ARCHITECTS
DRIVER	[Name]
CHECKER	[Name]
DATE	01/11/2018

A8



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No.	Description	Date

**ISLAND HARBOUR CLUB**

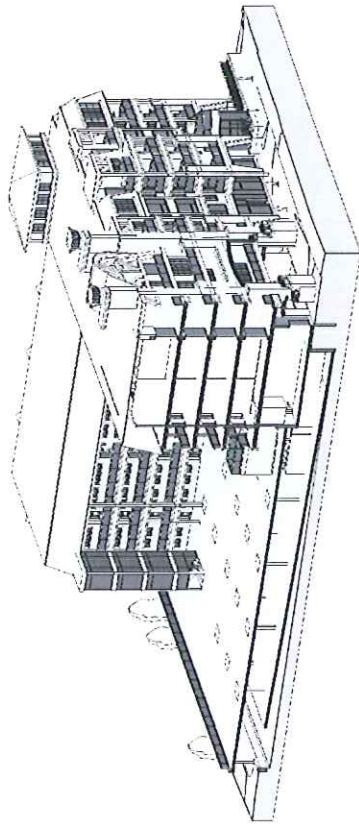
1300 LITTLE NECK ROAD, NEW YORK, NY 11062  
 TEL: 718.821.0800

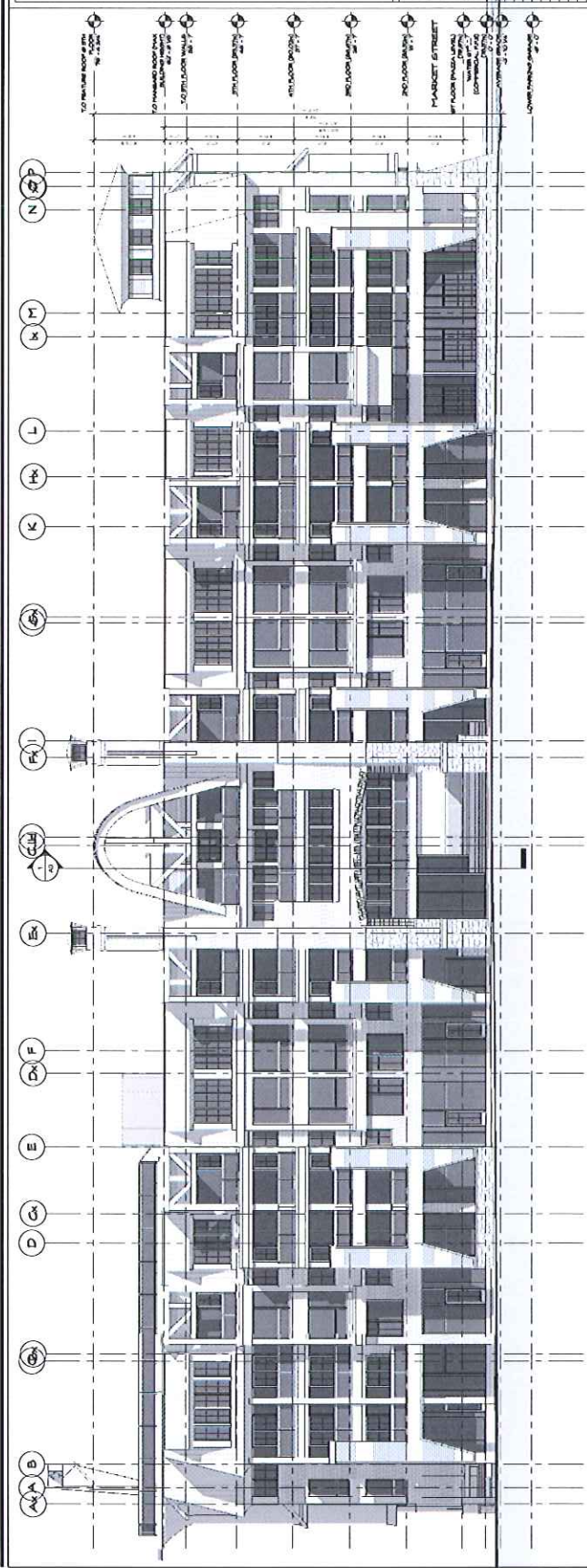
**A | C | K**  
 architects  
 www.ackarchitects.com  
 1300 LITTLE NECK ROAD, NEW YORK, NY 11062  
 TEL: 718.821.0800

**CROSS SECTION**

NO. OF SHEETS	25
SHEET NO.	08
DATE	MAY, 2015
PROJECT NAME	ISLAND HARBOUR CLUB
SCALE	1/8" = 1'-0"
FILE NO.	
REV. NO.	

A9





WATER STREET (SOUTH) ELEVATION  
1:100



WATER STREET (SOUTH) ELEVATION - COLOR  
1:100

All construction items shall comply with the requirements of the applicable building code. This drawing, not to be construed as a contract. It is the responsibility of the contractor to verify the accuracy of the information shown on this drawing. Reproduction of drawings or related information without written consent. Drawing to be for the use of the contractor only. Drawing to be for the use of the contractor only.

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SOUTH ELEVATION

A10



All construction shall comply with all applicable codes and regulations. The drawing is to be used for construction purposes only. The drawing is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client.

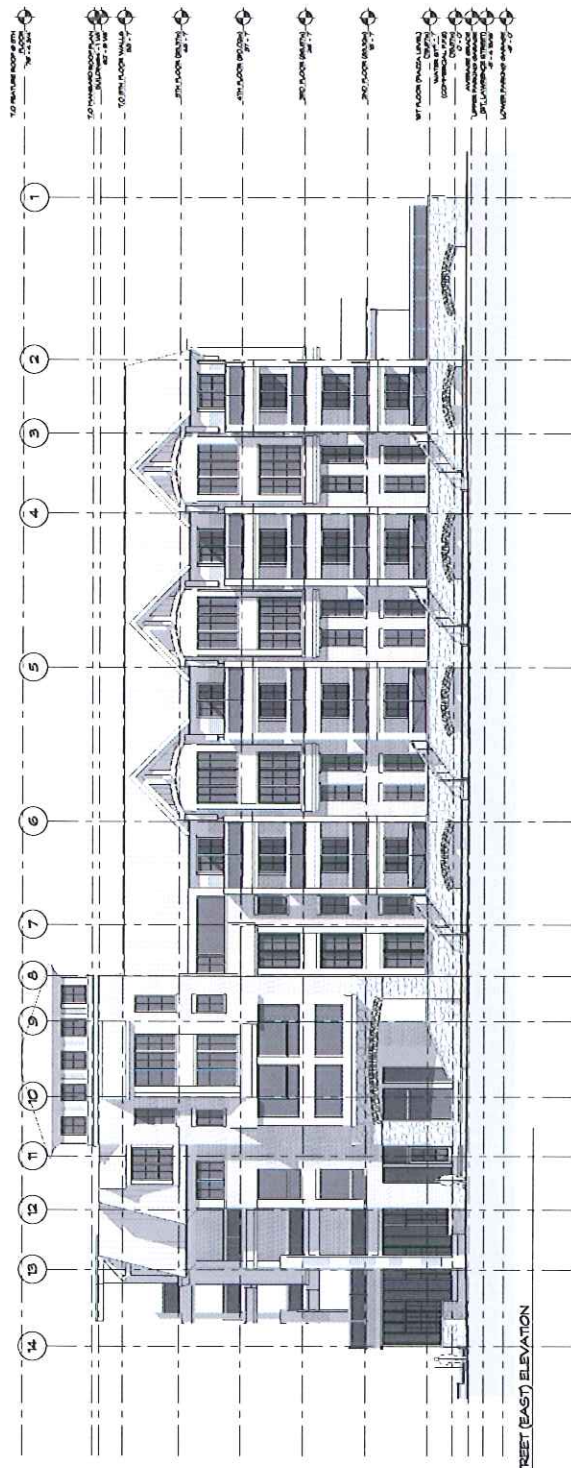
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**EAST ELEVATION**

DATE	2014.05.01
BY	JONAS
CHECKED BY	JONAS
SCALE	1/8" = 1'-0"
PROJECT	ISLAND HARBOUR CLUB
LOCATION	14 0000 0000
DATE	2014.05.01

A11

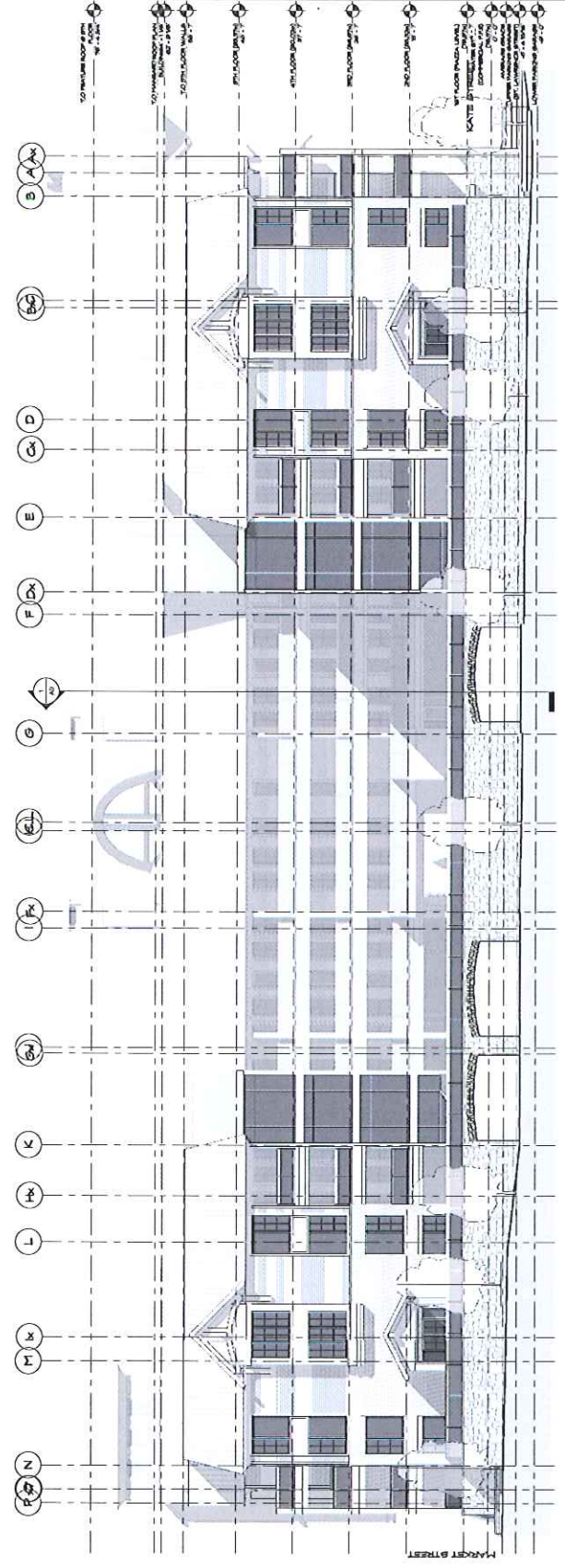


MARKET STREET (EAST) ELEVATION  
 1/8" = 1'-0"



MARKET STREET (EAST) ELEVATION - COLOR  
 1/8" = 1'-0"





All construction and/or items with all dimensions to be confirmed by the contractor. The drawing, not to be used for construction, and related documents are provided for information only. The contractor is responsible for the accuracy of the information provided and shall verify all dimensions and details before construction. Drawing is to be used for information only and is not to be used for construction. Drawing is to be used for information only and is not to be used for construction.

NO.	DATE	REVISIONS

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 BOSTON, MA 02116  
 TEL: 617.552.1234  
 FAX: 617.552.1235

**NORTH ELEVATION**

PROJECT NO.	
DATE	
SCALE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	

**A13**

**ST LAWRENCE STREET (NORTH) ELEVATION**  
 1/8" = 1'-0"



**ST LAWRENCE STREET (NORTH) ELEVATION - COLOR**  
 1/8" = 1'-0"