

June 24, 2014

Project No. 13-1122-0170/3000

Community Development
Town of Gananoque
30 King Street East
P.O. Box 100
Gananoque, Ontario K7G 2T6

RE: RIVIYRA CONDOMINIUMS HERITAGE IMPACT STUDY

Dear Sir/Madam,

This letter is written in support of the application for the Riviya Condominium development with the intention of providing clarification to the Heritage Impact Study (HIS) prepared for the property located at 101 South Street, Gananoque, Ontario. The current details of this project are hereto attached as Appendix A.

Golder Associates Ltd. was retained by the proponent to prepare an HIS as part of a complete application under the Town of Gananoque's Development Permit System. The HIS was developed by a team of heritage professionals whose expertise includes heritage planning, cultural heritage landscape analysis, architectural history, and heritage landscape architecture. The HIS and this letter are focused on heritage conservation matters and do not address broader issues of planning, architecture, and urban design. A site visit was completed on October 7, 2013, with supplementary site visits on September 3 and 11, October 23 and 29, 2013, and June 23, 2014.

With regard to this application, we would like to make the following points of clarification as part of our professional opinion:

- The property was evaluated using *Ontario Heritage Act* Regulation 9/06, "Criteria for Determining Cultural Heritage Value or Interest" by a team of heritage professionals who visited the property several times and who examined both its interior and exterior. It does not demonstrate sufficient cultural heritage value or interest to warrant designation under the *Ontario Heritage Act*. Thus, the structure located thereon may be demolished without cultural heritage conservation concern;
- Salvage of building materials prior to demolition was recommended in the HIS. This process is currently underway. It was the intention of this recommendation to provide the opportunity for the adaptive reuse of these materials within the proposed development rather than to recreate "false history";
- There are no properties protected under the *Ontario Heritage Act* on, or adjacent to, the project property. The project is not located within a Heritage Conservation District designated under the *Ontario Heritage Act*,



- While Benjamin Dillon may be a significant architect to eastern Ontario, this limited example in Gananoque does not articulate his architectural legacy. Other resources designed by Benjamin Dillon, particularly in Renfrew and Brockville, better articulate his contributions to architecture and design. For example, the Brockville Library (23 Buell Street, Brockville). For a list of his other projects, please see Appendix B;
- The *Lowertown Study* was initiated in March 2005 as an economic development initiative and strategy for future development of the area bound by Bay Street and King Street West to the waterfront on the west side of the Gananoque River and on the east side of Stone Street South and the area south of John Street and east of Charles Street South on the west side of the Gananoque River to the waterfront. This is an area in transition with numerous developments underway. Lowertown is not a coherent and sufficiently delineated cultural heritage landscape, as defined by the *Provincial Policy Statement* (2014);
- A viewpoint is identified in the *Lowertown Study* along the Stone Street South corridor to the waterfront. Apart from potential temporary obstruction during construction, the proposed development will maintain the viewpoint to the waterfront;
- A public waterfront trail will be created from Stone Street South to the Thousand Islands Playhouse (185 South Street, Gananoque); and,
- Gananoque's waterfront has been historically dominated by industrial, large scale warehouses and factories. While many of these structures have been demolished, there are several large existing and proposed waterfront developments. Large waterfront developments include the Gananoque Inn & Spa (550 Stone Street South) as well as residential developments including Pier One Condominiums (610 William Street) and Park Lane (235 South Street), which have a dominant waterfront presence.



Image 1: Gananoque Inn & Spa (550 Stone Street South, Gananoque). View from Water Street.



Image 1: Pier One Condominiums (610 William Street, Gananoque).



Image 3: Park Lane (235 South Street).

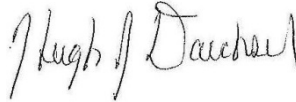
We trust that these points of clarification are of assistance, and if there are any further questions, please do not hesitate to contact the undersigned.

Yours truly,

GOLDER ASSOCIATES LTD.



Marcus Létourneau, PhD, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist



Hugh Daechsel, MA
Principal, Senior Archaeologist



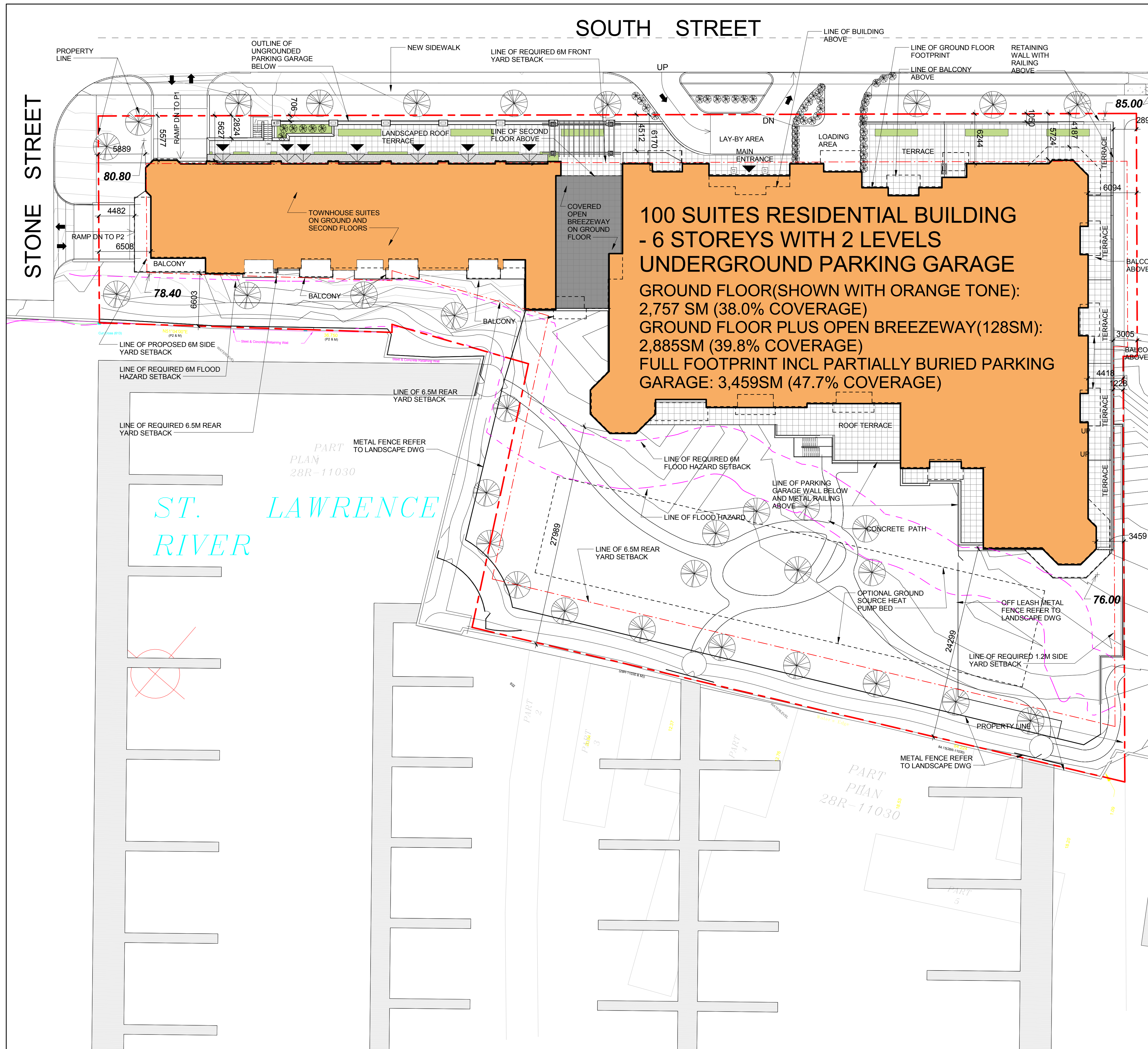
David Waverman, OALA, CSLA, CAHP
Senior Landscape Architect

ML/HJD/lrb

CC: Ken Dantzer, Proponent, CaraCo Development Corporation

Attachments: Appendix A: Riviyra Development Inc. Architectural Plans. June 12, 2014.
Appendix B: Work of Benjamin Dillon, architect.

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SITE DEVELOPMENT AND ZONING INFORMATION

THIS SITE PLAN DEVELOPMENT AND ZONING INFORMATION IS BASED ON DEVELOPMENT PERMIT BY-LAW 2010-75 BY TOWN OF GANANOQUE, ONTARIO

PROPERTY LEGAL DESCRIPTION
 LOTS 671 TO 677 INCLUSIVE PLAN 86(E), TOWN OF GANANOQUE, ONTARIO

ZONING CLASSIFICATION
 SITE AREA: 7,254.4 SM, 1.79 ACRE
 BUILDING AREA: 3,459 SM, 37,232 SF (INCLUDING THE AREA OF BASEMENT PARKING GARAGES THAT ABOVE GRADE)

BUILDING COVERAGE
 REQUIRED: 35%
 PROPOSED: 47.7%

GROSS FLOOR AREA

FLOOR	SM	SF
GROUND FLOOR	2,760	29,700
SECOND FLOOR	2,864	30,830
THIRD FLOOR	2,864	30,830
FOURTH FLOOR	2,864	30,830
FIFTH FLOOR	2,864	30,830
SIXTH FLOOR	2,864	30,830
TOTAL	17,080	183,850

AMENITY AREA

AREA	SM	SF
REQUIRED	1045	11,250
PROPOSED	1045	11,250

RESIDENTIAL UNIT BREAKDOWN

UNIT TYPE	COUNT
1 BEDROOM+DEN	5
2 BEDROOM	7
2 BEDROOM+DEN	88
TOTAL	100

LANDSCAPE AREA
 4,330 SM, 46,608 SF (INCLUDING SODDED PLANTING AREA, ROOF TERRACE, UNIT PAVEMENT)
 COVERAGE: 59.7%

ASPHALT PAVEMENT AREA
 160 SM, 1,722 SF
 COVERAGE: 2.22%

BUILDING HEIGHT
 REQUIRED: MAX. 20M
 PROPOSED: AVERAGE 18.9 M (FROM AVERAGE GRADE TO ROOF DECK)

YARDS

YARD TYPE	REQUIRED	PROPOSED	WATERFRONT SETBACK: CRCA	EXTERIOR SIDE YARD: NORTH (SOUTH STREET)	REAR YARD: EAST (PLAYHOUSE)
FRONT YARD: WEST (STONE STREET)	6.0M	4.0M	6.0M	15.0M	6.5M
	6.0M	6.0M	0.5M	1.0M	

FLOOD HAZARD SETBACKS
 REQUIRED: 6.0M
 PROPOSED: MIN 6.5M (SOUTH)

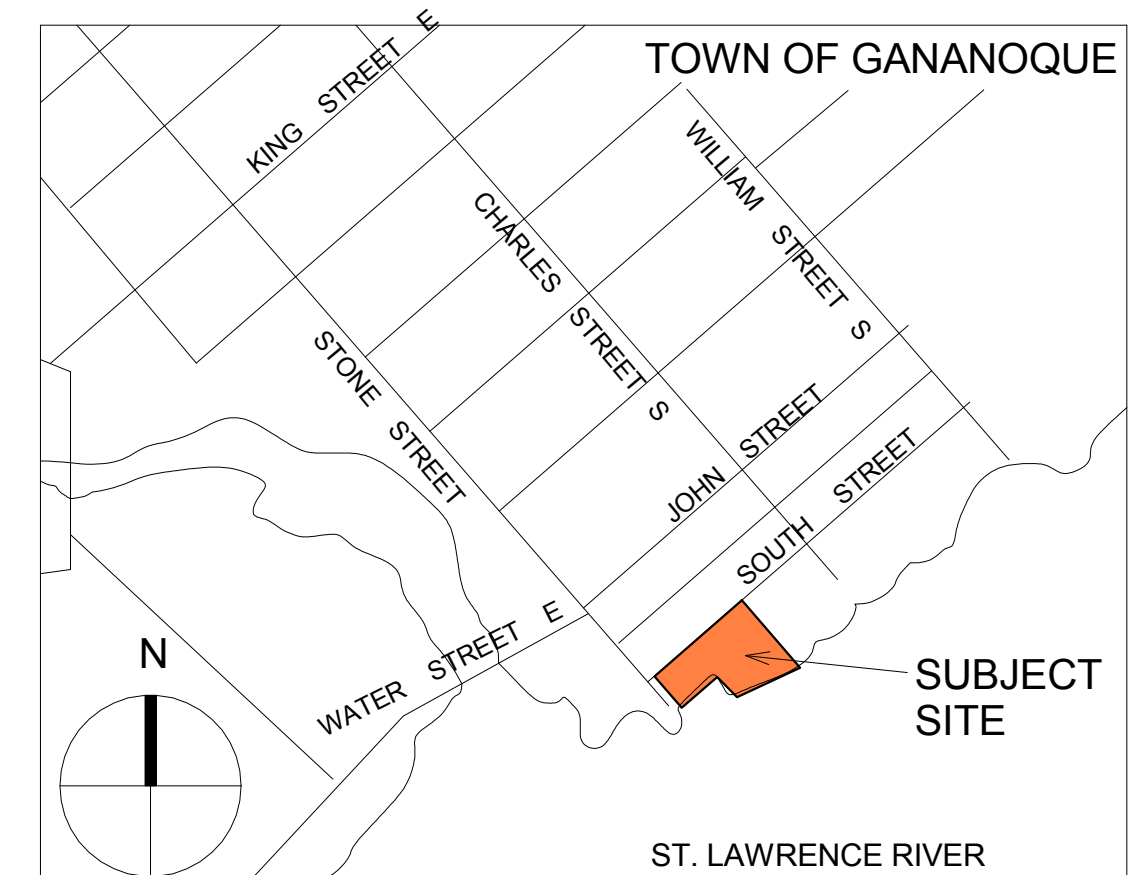
PARKING
 REQUIRED: 128 SPACES (1.25 SPACE PER SUITE)
 PROPOSED: 162 SPACES
 REQUIRED HANDICAP PARKING: 8 SPACES (1 PER 20 PARKING SPACES)
 PROPOSED HANDICAP PARKING: 8 SPACES
 PARKING DIMENSION: 3.0M x 6.0M
 HANDICAP PARKING DIMENSION: 3.0M x 6.0M PLUS 1.5M AISLE
 DRIVE WAY WIDTH: 6.0M

LOADING

SPACES	REQUIRED	PROPOSED
DIMENSIONS	14M x 3.5M	1 SPACE 8.0M x 5.0M

CREDIT NOTES
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE TOPOGRAPHICAL PLAN OF SURVEY PREPARED BY HOPKINS, CORMIER AND CHITTY SURVEYING CONSULTANTS INC. 634-636 NORRIS COURT, KINGSTON, ON. FILE NO. 2013-089, DATED MAY 7, 2013. CHAMBERLAIN ARCHITECT SERVICES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

2 SITE DEVELOPMENT AND ZONING INFO
 A100 1 : 400



SITE LOCATION MAP



Chamberlain Architect Services Limited
 5096 South Service Road
 Suite 103
 Burlington, Ontario L7L 5H4
 CANADA
 Tel: 905.631.7777
 Fax: 905.631.7717
 www.chamberlainipd.com

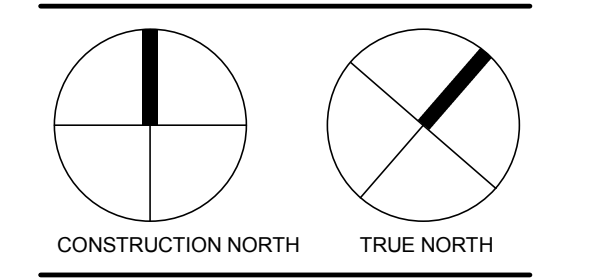
NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
3	FOR COORDINATION	OCT 18, 2013
4	FOR COORDINATION	NOV 4, 2013
6	FOR PLANNING REVIEW	MARCH 26, 2014
7	FOR DPA	APRIL 4, 2014
8	REVISED FOR DPA	APRIL 25, 2014
9	REVISED FOR DPA	MAY 23, 2014

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RIVIYRA DEVELOPMENT INC.

SEAL



PROJECT

RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET, GANANOQUE, ON

SITE PLAN

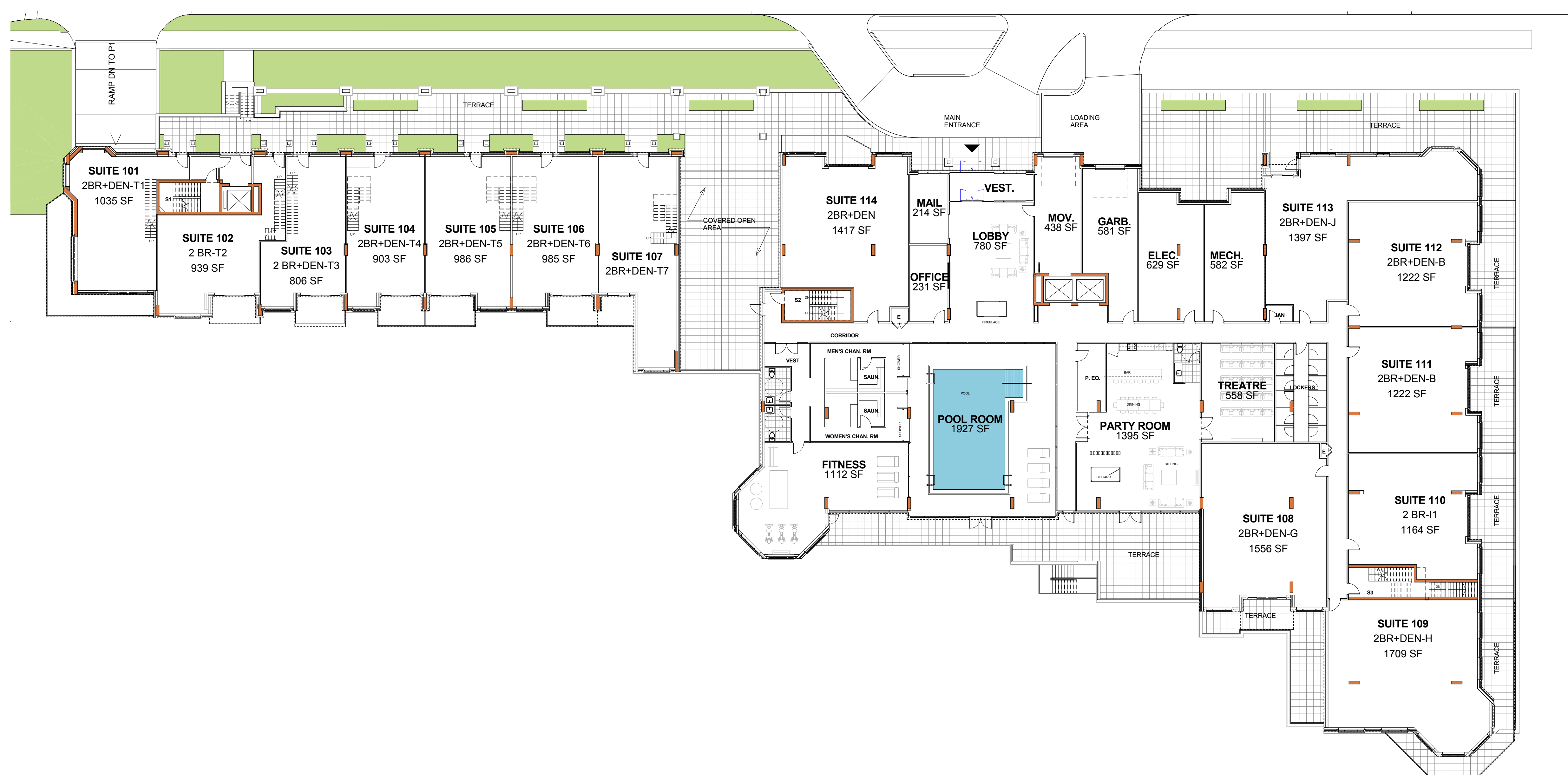
START DATE	JUNE, 2013
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SCALE	As indicated
PROJECT NO.	113036
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1 Site Plan
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SOUTH STREET



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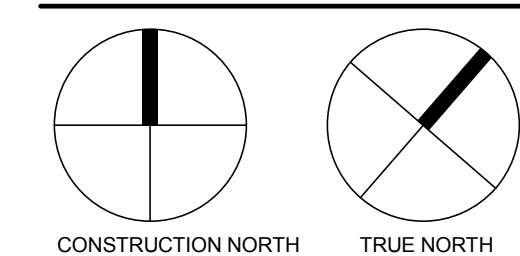
NO.	ISSUED	DATE
1	REVISION PER CLIENT	SEPT 12, 2013
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014

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RIVIYRA DEVELOPMENT INC.

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PROJECT

RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET, GANANOQUE, ON

SHEET NAME
GROUND FLOOR PLAN

START DATE **JUNE, 2013**

DRAWN BY **HC**

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SCALE **1 : 200**

PROJECT NO. **113036**

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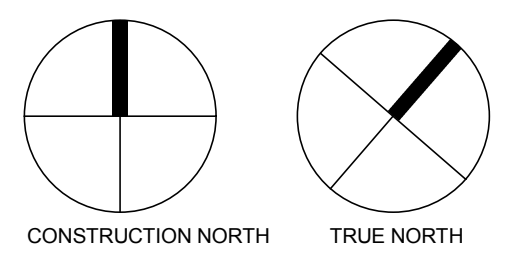
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1	REVISION PER CLIENT	SEPT 12, 2013



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**RIVIYA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

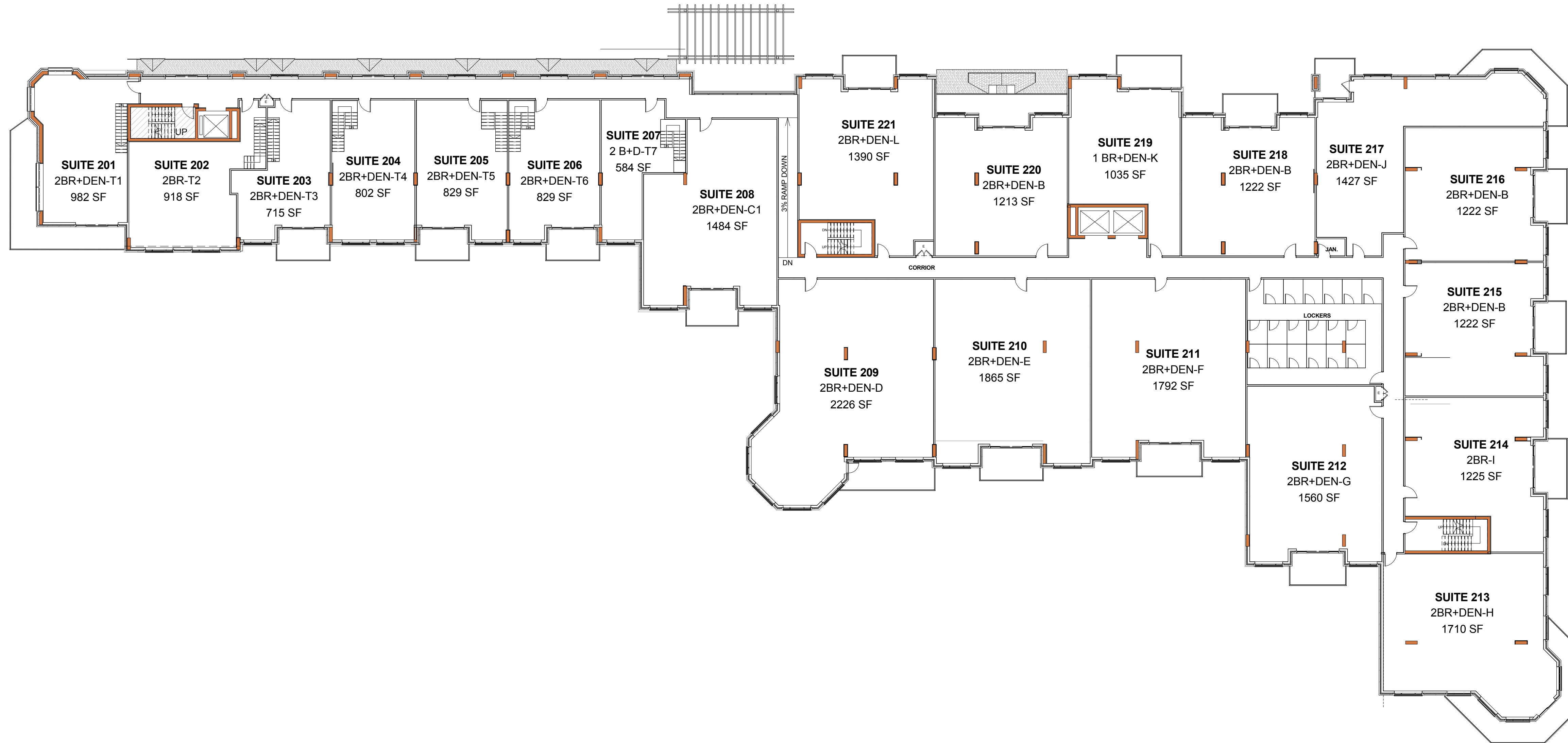
SHEET NAME
**ENLARGED
GROUND FLOOR
PLAN**

START DATE	JUNE, 2013
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PROJECT NO.	113036

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NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014



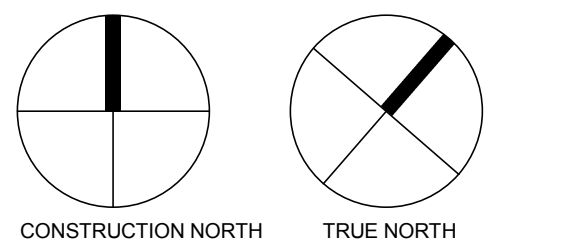
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RIVIYRA DEVELOPMENT INC.

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PROJECT

RIVIYRA CONDOMINIUMS

SOUTH STREET & STONE STREET, GANANOQUE, ON

SHEET NAME

SECOND FLOOR PLAN

START DATE JUNE, 2013

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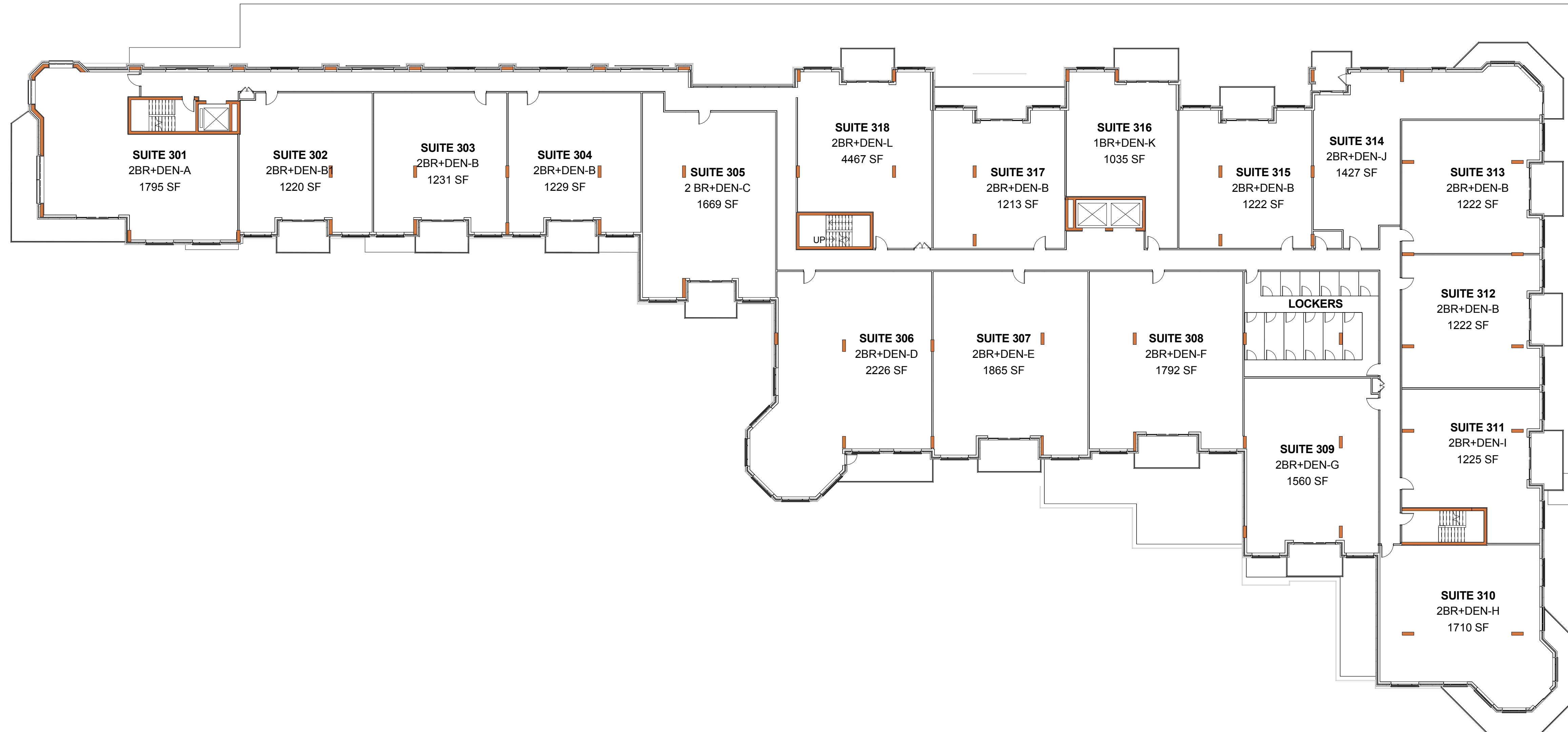


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7	FOR DPA	APRIL 4, 2014



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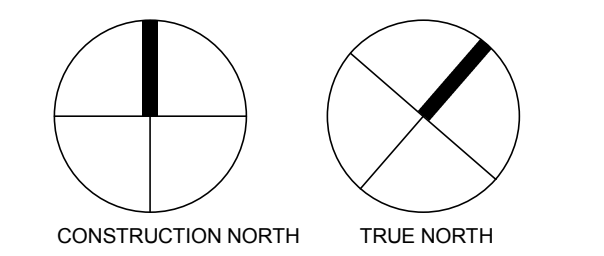
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PROJECT

RIVIYRA
CONDOMINIUMS

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

3RD-6TH FLOOR
PLAN

START DATE JUNE, 2013

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NO.	ISSUED	DATE
1	REVISION PER CLIENT	SEPT 12, 2013
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014

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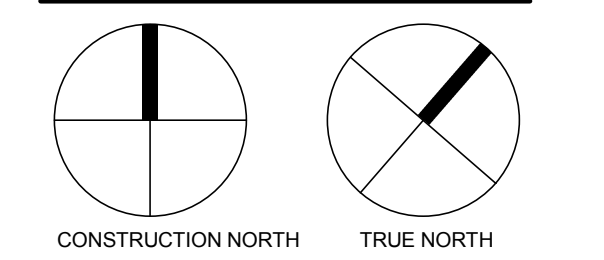
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RIVIYRA DEVELOPMENT INC.

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**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

**UNDERGROUND
PARKING LEVEL 1**

START DATE **JUNE, 2013**

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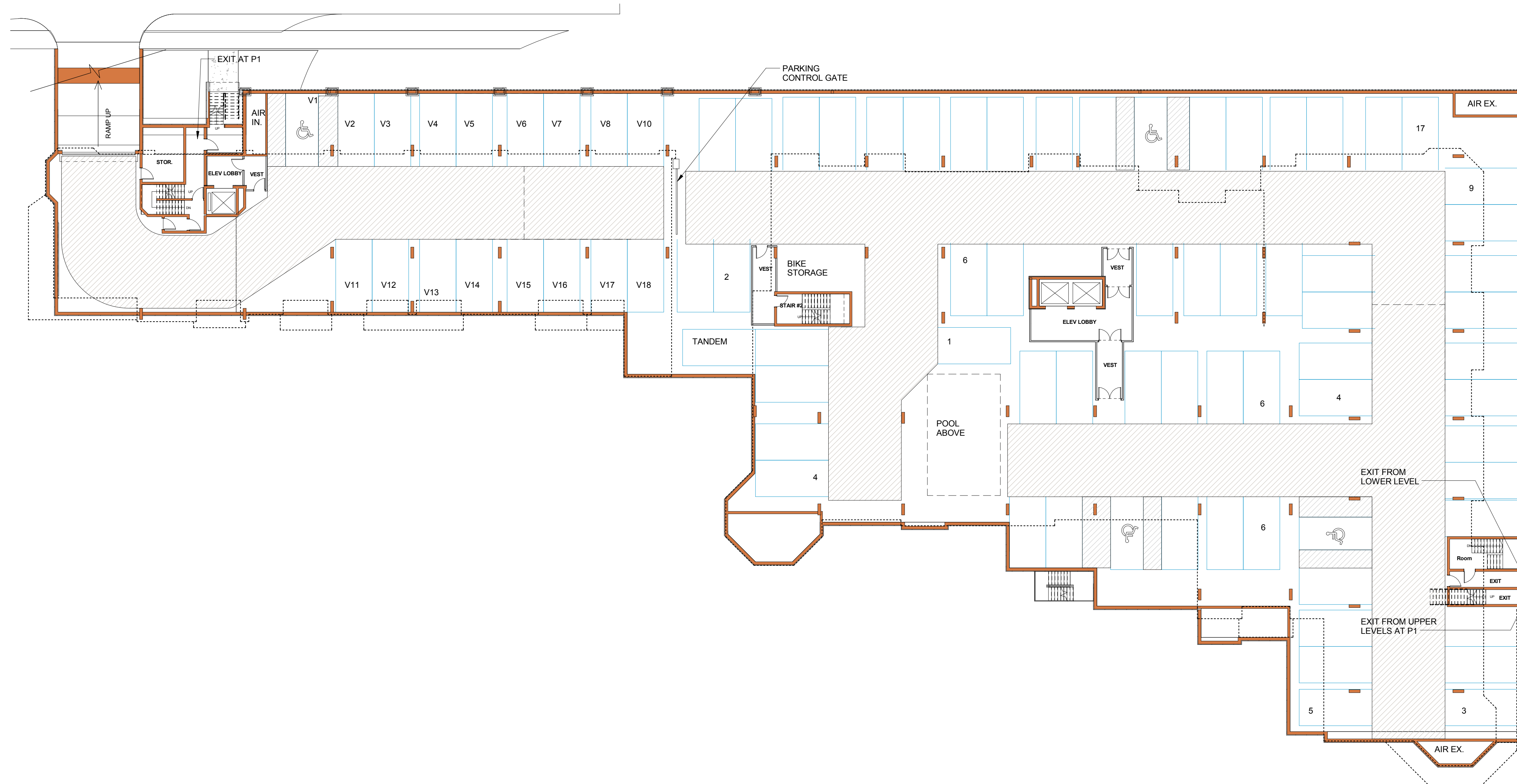
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NO.	ISSUED	DATE
1	REVISION PER CLIENT	SEPT 12, 2013
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014

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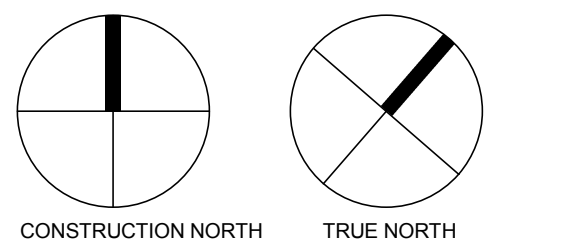
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RIVIYRA DEVELOPMENT INC.

SEAL



PROJECT

**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

**UNDERGROUND
PARKING LEVEL 2**

START DATE **JUNE, 2013**

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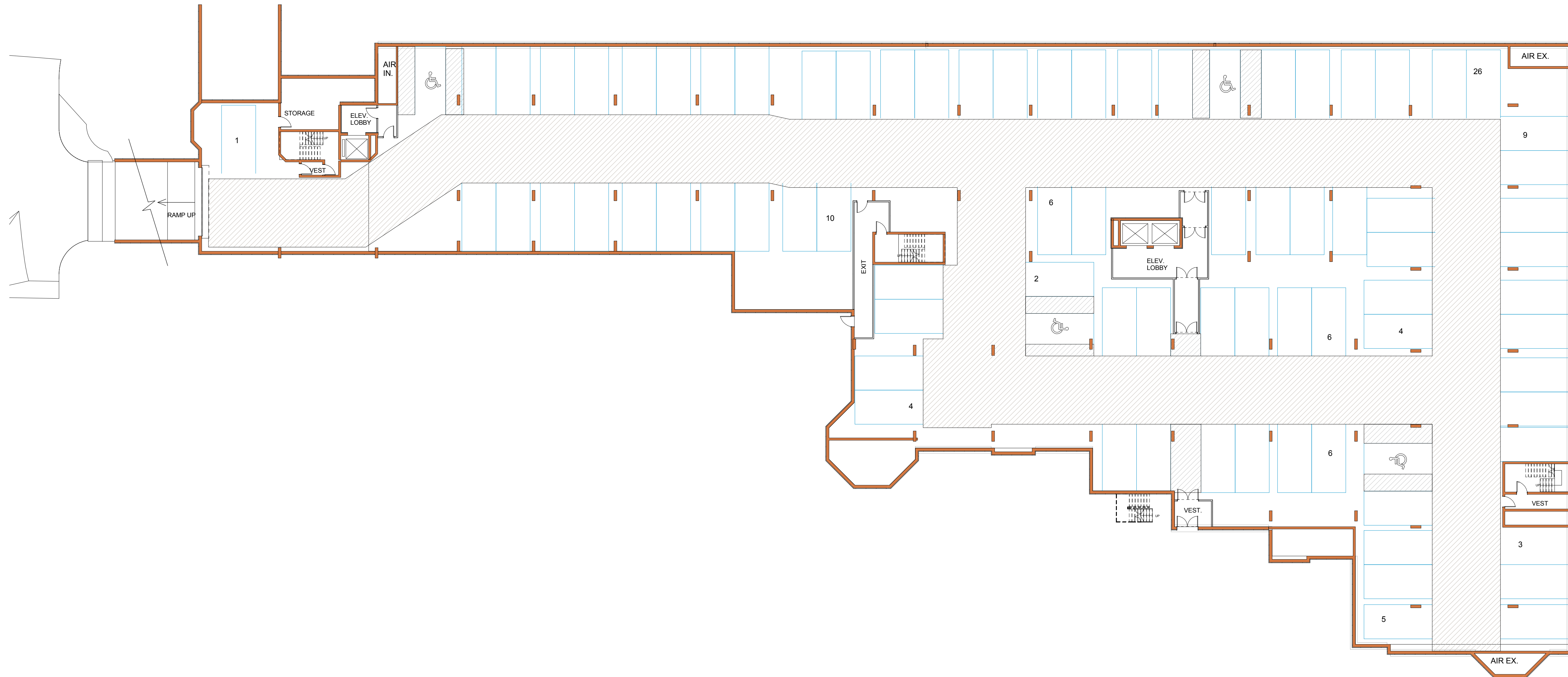
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9	REVISED FOR DPA	MAY 23

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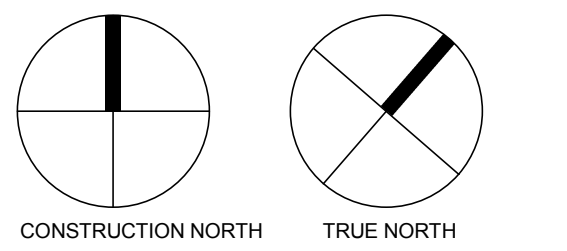
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SEAL



PROJECT

**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME
**BUILDING HEIGHT
AND STREETSCAPE
ANALYSIS**

START DATE
JUNE, 2013

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SCALE
As indicated

PROJECT NO.
113036

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3 3D Aerial View-North West
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TOP OF THE HIGHEST
LOAD BEARING WALL

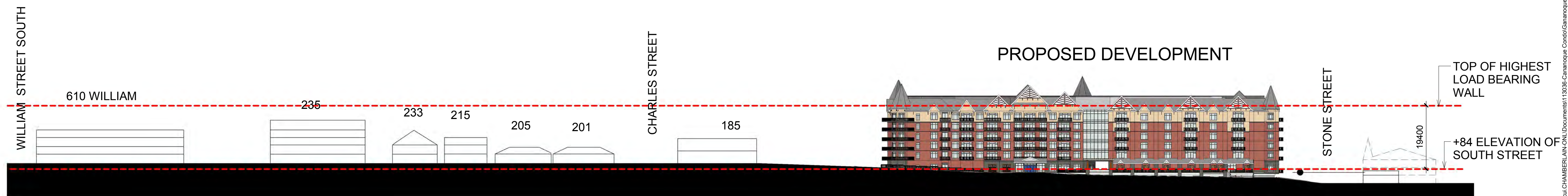
TOP OF MAIN
FLAT ROOF
DECK

+84 ELEVATION
OF SOUTH
STREET

+80.05
AVERAGE
BUILDING
GRADE



1 HEIGHT CALCULATION- WEST ELEVATION
A200 1 : 200



2 STREETSCAPE- NORTH ELEVATION
A200 1 : 650

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2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014

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RIVIYRA DEVELOPMENT INC.

SEAL

PROJECT

**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

**BUILDING
ELEVATIONS I**

START DATE **JUNE, 2013**

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SCALE **1 : 200**

PROJECT NO. **113036**

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1 SOUTH ELEVATION
1 : 200



2 EAST ELEVATION
1 : 200

NO.	ISSUED	DATE
2	FOR DPA	SEPT 20, 2013
7	FOR DPA	APRIL 4, 2014

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RIVIYRA DEVELOPMENT INC.

SEAL

PROJECT

**RIVIYRA
CONDOMINIUMS**

SOUTH STREET & STONE
STREET, GANANOQUE, ON

SHEET NAME

**EXTERIOR
ELEVATIONS II**

START DATE **JUNE, 2013**

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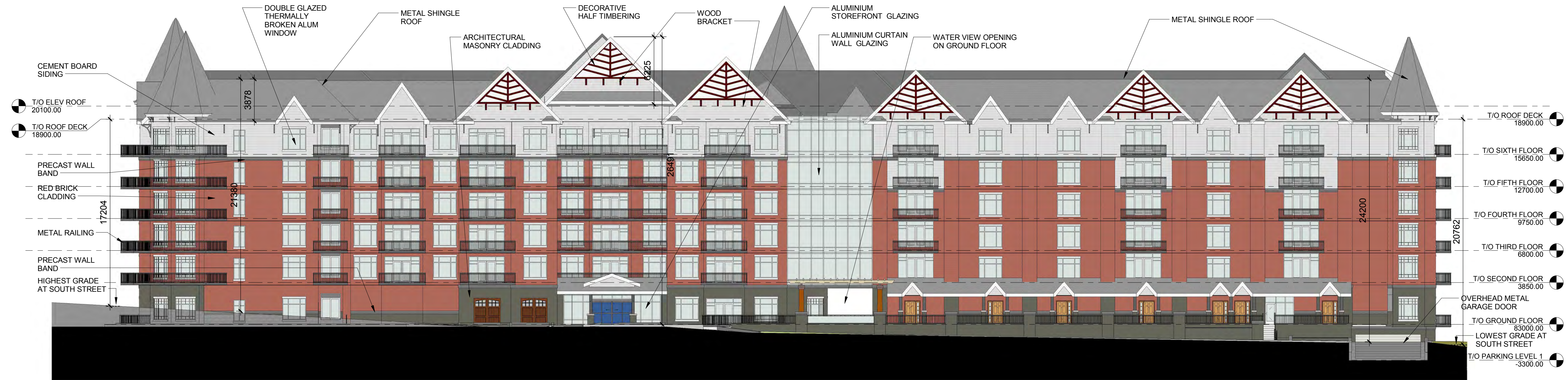
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PROJECT NO. **113036**

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1 NORTH ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200



WORK OF BENJAMIN DILLON, ARCHITECT

RENFREW

MAIN STREET, residence for M. McKinnon, 1896 (Renfrew Mercury, 8 May 1896, 5, t.c.).
MAIN STREET, new facade for Dr. Cleary's Block, 1896 (Renfrew Mercury, 15 May 1896, 5).
unnamed street, residence for Mrs. R. Airth, 1896 (Renfrew Mercury, 3 July 1896, 5, t.c.).
MAIN STREET, commercial block with Opera House, 1896 (C.R., vii, 23 July 1896, 2).
unnamed street, residence for T.E. Freedland 'near the CPR Station', 1896 (Renfrew Mercury, 23 Oct. 1896, 5).
FIREMAN'S SKATING & CURLING RINK, 1896 (Renfrew Mercury, 27 Nov. 1896, 5, descrip.).
MAIN STREET, commercial block for John Smith 'opposite the Dominion House', 1896-97 (Renfrew Mercury, 25 Dec. 1896, 7).
unnamed street, residence for I.E. Pedlow, 1897 (Renfrew Mercury, 26 Feb. 1897, 3, t.c.) .
ISOLATION HOSPITAL, 1897 (Renfrew Mercury, 23 April 1897, 1, descrip.; C.R., viii, 29 April 1897, 2).
METHODIST CHURCH, Main Street, 1897 (Renfrew Mercury, 30 April 1897, 5, descrip.; C.R., viii, 2 Sept. 1897, 2, t.c.).
MURPHY BLOCK, Main Street, a commercial block of three stores for Dr. Murphy, 1897 (C.R., viii, 29 April 1897, 2).
ST. PAUL'S ANGLICAN CHURCH, rectory for the church, 1897 (C.R., viii, 13 May 1897, 2, t.c.).
NORTH WARD PUBLIC SCHOOL, 1897 (Renfrew Mercury, 21 May 1897, 1; C.R., viii, 24 June 1897, 2).
unnamed street, residence for A. Barnet, 1902-03 (C.R., xiii, 10 Dec. 1902, 1, t.c.).

BROCKVILLE

unnamed street, major addition and alterations to residence for George P. Graham, 1899 (C.R., x, 17 May 1899, 2, t.c.).
LEEDS COUNTY REGISTRY OFFICE, addition and alterations, 1899 (C.R., x, 28 June 1899, 2).
ONTARIO GLOVE WORKS, Broad Street, major addition to factory, 1899-1900 (Brockville Recorder, 22 June 1900, 6, illus. & descrip.).
CANADIAN OAK BELTING CO., major addition to factory, 1901 (C.R., xi, 16 Jan. 1910, 2, t.c.).
BOHEMIAN AMATEUR ATHLETIC ASSOCIATION, club house, 1901 (C.R., xii, 17 April 1901, 2).
BROCKVILLE WATER COMMISSION, pumping station, Water Street, 1901 (C.R., xii, 15 May 1910, 2, t.c.).
GENERAL HOSPITAL, Pearl Street at Ormond Street, major addition, 1901; laundry building, 1907; addition to Nurse's Home, 1911 (C.R., xii, 19 June 1901, 2; xviii, 19 June 1907, 2, t.c.; xxv, 12 July 1911, 58, t.c.).
PERTH STREET, residence for William Kyle, 1902 (C.R., xiii, 2 April 1902, 2, t.c.).
unnamed street, residence for A. Barnet, 1902 (C.R., xiii, 27 Aug. 1902, 1).
SKATING ARENA, Broad Street, for the Brockville Recreation Co., 1902 (C.R., xiii, 10 Sept. 1902, 2).
VICTORIA HALL, King Street East, major addition and alterations, 1903 (C.R., xiii, 11 Feb. 1903, 2, t.c.).
DELTA PARK, pavilion for the Brockville & Westport Railway, 1903 (C.R., xiv, 29 April 1903, 3, t.c.).
EXHIBITION GROUNDS, major addition to the grandstand, 1903 (C.R., xiv, 6 May 1903, 2).
SKATING ARENA, for Newton Cossitt and L.R. Cossitt, 1903 (C.R., xiv, 13 May 1903, 2, t.c.).
CARNEGIE LIBRARY, George Street at Buell Street, 1903 (C.R., xiv, 5 Aug. 1903, 2; Evening Recorder [Brockville], 29 Oct. 1903, 3, descrip.).
ST. VINCENT DE PAUL HOSPITAL, Pine Street, laundry building, 1903 (C.R., xiv, 23 Sept. 1903, 2, t.c.).
COSSITT BROS LTD., foundry for Charles S. Cossitt and Fremont B. Cossitt, 1903 (C.R., xiv, 11 Nov. 1903, 2, t.c.).
PINE STREET, residence for William E. Braund, 1906 (C.R., xvii, 28 March 1906, 2, t.c.).
BETHUNE STREET, residence for Jospeh Deacon, 1906 (C.R., xvii, 2 May 1906, 2, t.c.).



APPENDIX B

Work of Benjamin Dillon, Architect

ST. PAUL'S ANGLICAN CHURCH, Pine Street at Victoria Street, chancel addition, 1906 (C.R., xvii, 6 June 1906, 2, t.c.).

FIRE HALL, Perth Street, 1910 (inf. Brockville Local Architectural Conservation Advisory Committee).

KING STREET EAST, major addition and alterations to residence for Hugh A. Stewart, 1911 (C.R., xxv, 1 Feb. 1911, 33, t.c.).

KING STREET EAST, carriage house and other works at residence for Mrs. Charles E. Fulford, 1911 (C.R., xxv, 1 March 1911, 27).

WELLINGTON STREET, at Ormond Street, pair of houses for John W. Ridgeway, 1912 (inf. Brockville Local Architectural Conservation Advisory Committee).

ONTARIO MENTAL HOSPITAL, boat house facing the St. Lawrence River, 1919 (Ontario, Sessional Papers, 1920, No. 13, Report of the Chief Architect, 11).

MACHINERY & FOUNDRIES LTD., Pearl Street East at North Augusta Road, foundry, 1920 (C.R., xxxiv, 10 March 1920, 62, t.c.).

(with Colin Drever) E.F. PHILLIPS ELECTRICAL WORKS LTD., King Street West, major addition to offices and factory, 1936 (C.R., I, 26 Aug. 1936, 34, t.c.).

ELSEWHERE

EGANVILLE, ONT., residence for Dr. Chananhouse, 1896 (C.R., vii, 20 Aug. 1896, 1).

PAKENHAM, ONT., Presbyterian Church, 1896-97 (C.R., vii, 26 Nov. 1896, 2, t.c.).

SEELEY'S BAY, ONT., Anglican Church, 1898 (C.R., ix, 30 March 1898, 2).

CARDINAL, ONT., residence for Postmaster, 1898 (Renfrew Mercury, 3 June 1898, 5).

PORTAGE DU FORT, QUE., large residence for G.E. Reid, 1898 (C.R., ix, 15 June 1898, 3, t.c.).

SEELEY'S BAY, ONT., store and residence for George R. Hawkins, 1898 (C.R., ix, 23 Nov. 1898, 2).

ATHENS, ONT., Methodist Church, 1899 (C.R., x, 1 March 1899, 2, t.c.).

PERTH, ONT., Skating Arena, 1899 (Perth Courier, 6 Oct. 1899, 4, descrip.; C.R., x, 18 Oct. 1899, 2, t.c.).

CHAPLEAU, ONT., parsonage for the Methodist Church, 1900 (C.R., xi, 2 May 1900, 2).

FAIRFIELD, ONT., Methodist Church, 1901 (C.R., xii, 4 Sept. 1901, 1, t.c.).

LANSDOWNE, ONT., residence near the town for W.A. McNeill, 1901-02 (C.R., xii, 18 Dec. 1901, 5).

JONES FALLS, ONT., summer residence for A.L. Fennesy 'of New York City', 1901 (C.R., xii, 2 Oct. 1901, 2, t.c.).

SMITHS FALLS, ONT., residence for W.W. Williams, 1902 (C.R., xiii, 23 April 1902, 3).

LANSDOWNE, ONT., manse for the Presbyterian Church, 1902 (C.R., xiii, 9 July 1902, 1).

MALLORYTOWN, ONT. residence near the town for Mr. Foley, 1902-03 (C.R., xiii, 31 Dec. 1902, 1).

NORTH AUGUSTA, ONT., Methodist Church, 1903 (C.R., xiv, 9 Dec. 1903, 1).

ATHENS, ONT., Town Hall, Main Street, 1903-04 (Brockville Recorder, 20 Oct. 1905, 3, illus. & descrip.; M. MacRae & A. Adamson, Cornerstones of Order, 1983, 251-2, illus.).

ATHENS, ONT., public school, 1905 (C.R., xvi, 31 May 1905, 2, t.c.).

NEWBORO, ONT., Union Bank, Drummond Street, 1905 (inf. Parks Canada, Canadian Inventory of Historic Buildings, Ottawa).

NAPANEE, ONT., Eastern Methodist Church, 1905-06 (C.R., xvi, 16 Aug. 1905, 1, t.c.).

LYNDHURST, ONT., rectory for a church, 1906 (C.R., xvii, 7 March 1906, 2, t.c.).

LYN, ONT., addition to rectory for the Anglican Church, 1906 (C.R., xvii, 18 July 1906, 2, t.c.).

CHESTERVILLE, ONT., Methodist Church, 1907 (C.R., xviii, 29 May 1907, 6, t.c.).

HULBERT, ONT., Methodist Church, 1907; burned 1938 (Hulbert United Church 1874-1974).

NAPANEE, ONT., Trinity Methodist Church, Bridge Street at John Street, 1907-08 (Canadian Cement & Concrete Review [Toronto], ii, March 1908, 54, illus. & descrip.).



APPENDIX B

Work of Benjamin Dillon, Architect

LANSDOWNE, ONT., public school, 1912 (C.R., xxiv, 17 April 1912, 65, t.c.).
HALLVILLE, ONT., public school, 1922 (C.R., xxxvi, 26 April 1922, 50).

Source: *Biographical Dictionary of Architects in Canada. 1800-1950.*
<http://dictionaryofarchitectsincanada.org/architects/view/1640>

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