



Economic Development and Planning Committee

Tuesday, July 7, 2015, 5:30 pm
City Hall, Council Chambers

Committee Members

Councillor J. Baker,
Chair
Councillor L. Bursey
Councillor M. Kalivas
Councillor D. LeSueur
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Economic Development
Advisory Team
Museum Board
Library Board
Arts Centre
Tourism

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COMMITTEE AGENDA

Disclosure of Interest

Delegations and Presentations

Nil.

Correspondence

Nil.

Staff Reports

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1. 2015-074-07
Proposed Amendments to Zoning By-Law 050-2014
Wall Street Village
Wall Street, James Street and Victoria Avenue
Owners: Wall Street Village Inc. and
Wall Street United Church
Agent: Richard Vanveldhuisen
File: D14-007(050-2014)

1. *THAT Zoning By-law 050-2014 be amended to rezone lands described as Lots 58 to 60, and 68 to 74 inclusive, and Part Lots 67 and 75, Block 31, Plan 67, being Parts 1 to 4, Plan 28R-13397, City of Brockville, County of Leeds, from R9-3 Multiple Residential Special Exception Zone, in part, T-R9-4 Multiple Residential Special Exception Zone, in part, and Ii — General Institutional Zone to R9-Multiple Residential Special*

Exception Zone to allow the development of the subject lands for a senior citizens' apartment building, containing up to eighty-five (85) units, with site specific development standards including, but not limited to, amenity space, front yard encroachment for balconies, bicycle parking requirements, driveway separation distances, and landscaped area; and

- 2. THAT Zoning By-law 050-2014 be amended to rezone a portion of lands described as Lots 61 to 63, 65, 66, 76 to 79, and Part Lots 67, 75 and 80, Block 31, Plan 67, City of Brockville, County of Leeds, from R9-3 Multiple Residential Special Exception Zone, in part, and Ii — General Institutional Zone, in part, to Ii — General Institutional Special Exception Zone for Wall Street United Church to recognize an expanded lot area and establish reduced interior side yard setback of 1.5 metres.*
- 3. THAT Council confirms that no further notice is required respecting the proposed amendments to Zoning By-law 050-2014.*

New Business - Reports from Members of Council

Nil.

Brainstorming

Consent Agenda

Adjournment

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for August 4, 2015.

29 June 2015

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE –
07 JULY 2015**

2015-074-07

PROPOSED AMENDMENTS TO ZONING BY-LAW 050-2014

WALL STREET VILLAGE

WALL STREET, JAMES STREET AND VICTORIA AVENUE

OWNERS: WALL STREET VILLAGE INC. AND

WALL STREET UNITED CHURCH

AGENT: RICHARD VAN VELDHUISEN

FILE: D14-007₍₀₅₀₋₂₀₁₄₎

M. PASCOE MERKLEY

DIRECTOR OF PLANNING

A. MCGINNIS

PLANNER II

RECOMMENDATIONS:

1. **THAT** Zoning By-law 050-2014 be amended to rezone lands described as Lots 58 to 60, and 68 to 74 inclusive, and Part Lots 67 and 75, Block 31, Plan 67, being Parts 1 to 4, Plan 28R-13397, City of Brockville, County of Leeds, from R9-3 Multiple Residential Special Exception Zone, in part, T-R9-4 Multiple Residential Special Exception Zone, in part, and I1 – General Institutional Zone to R9-Multiple Residential Special Exception Zone to allow the development of the subject lands for a senior citizens' apartment building, containing up to eighty-five (85) units, with site-specific development standards including, but not limited to, amenity space, front yard encroachment for balconies, bicycle parking requirements, driveway separation distances, and landscaped area; and
2. **THAT** Zoning By-law 050-2014 be amended to rezone a portion of lands described as Lots 61 to 63, 65, 66, 76 to 79, and Part Lots 67, 75 and 80, Block 31, Plan 67, City of Brockville, County of Leeds, from R9-3 Multiple Residential Special Exception Zone, in part, and I1 – General Institutional Zone, in part, to I1 – General Institutional Special Exception Zone for Wall Street United Church to recognize an expanded lot area and establish reduced interior side yard setback of 1.5 metres.
3. **THAT** Council confirms that no further notice is required respecting the proposed amendments to Zoning By-law 050-2014.

PURPOSE:

The purpose of this report is to provide recommendations for amendments to City of Brockville Zoning By-law 050-2014 respecting lands to be developed for Wall Street Village, a senior citizens' apartment building up to six (6) stories in height (20.5 metres), containing up to eighty-five (85) units, and for establishing site specific development standards. Additional zoning refinements are needed due to a proposed land exchange with Wall Street United Church and rationalization of the boundaries of both sites, to facilitate the Wall St. Village development as well as the parking needs for the Wall Street United Church.

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Proposed Zoning By-law Amendment

Wall Street Village

Owners: Wall Street Village Inc. and Wall St. United Church

Agent: Richard Van Veldhuisen

File D14-007 (050-2014)

BACKGROUND:

Mr. Richard Van Veldhuisen, acting on behalf of Wall Street Village Inc., owner of lands described as Lots 58 to 60, and 68 to 69 inclusive, and Part Lot 67, Block 31, Plan 67, being Parts 1 to 5, R Plan 28R-13397, City of Brockville, County of Leeds, (located on the south side of James Street, between Wall Street to the west and Victoria Avenue to the east) has submitted an Application for Amendment to City of Brockville Zoning By-law 050-2014 with respect to the subject lands.

Wall Street Village is proposed as a six (6) storey, 85 unit seniors' apartment building, 30 units of which will have rents supplemented by the United Counties of Leeds and Grenville (UCLG). The Application filed on behalf of Wall Street Village Inc. seeks to modify the existing zoning on the site to allow the development, and to create site-specific development standards respecting on-site amenity space and landscaped area, bicycle parking, separation distances between driveways on Victoria Ave., encroachment of balconies and air conditioners into the front yard along James St., increased density, parking location, and relief from the requirement to provide an equipped children's play area.

Over the course of the past number of months, since the Application for Amendment to Zoning By-law 050-2014 was received, refinements to the proposed project and subsequent changes to the specific zoning provisions requested has transpired, although generally speaking, the nature of the development remains relatively consistent with the concept and plans submitted and discussed at the Public Meeting held on 12 March 2015, although Wall Street Village Inc. and Wall Street United Church have recently settled on a minor exchange of lands which will facilitate the Wall St. Village development as well as the parking needs for the Wall Street United Church. Applications for Consent to Sever just received in the Planning Dept., once approved, would result in lot configurations which are more representative of the needs of each organization. The desired reconfiguration of land ownership in this block is cause for consideration of some adjustments to the zoning for Wall Street United Church, which will be addressed further this report.

The following schedules are attached to this report:

- Schedule "A"** - sketch showing location of subject lands;
- Schedule "B"** - photos of subject lands;
- Schedule "C"** - concept of proposed development and lot layout;
- Schedule "D"** - plan showing the proposed land exchange between Wall Street Village Inc. and Wall Street United Church;
- Schedule "E"** - excerpt from the Public Meeting minutes.

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Zoning and Official Plan Information Wall Street Village Inc.:

Official Plan Designation: Downtown and Central Waterfront Area with "Mixed Use Node" Provisions, "Transitional Area" provisions and within the "Skyline Development Area".

Existing Zoning: R9-3 Multiple Residential Special Exception Zone, in part, T-R9-4 Multiple Residential Special Exception Zone, in part, and I1-General Institutional Zone, in part.

Proposed Zoning: R9-Multiple Residential Special Exception Zone to allow development of the subject lands for an apartment building up to six (6) stories in height (20.5 metres), containing up to eighty-five (85) units, and for establishing site specific development standards.

Below are the proposed special exception development standards, as submitted by the applicant.

	<u>Regulation</u>	<u>Required/Permitted</u>	<u>Requested</u>	<u>Reduction / Increase</u>
1	Minimum required Amenity Space	1380.0 m2	618.0 m2	55.2%
2	Minimum required bicycle parking spaces	22	6	72.7%
3	Minimum separation distance between driveways	15.0 m	11.0 m	26.7%
4	Maximum allowable encroachment for a balcony within a front yard	1.5 m	1.6 m	6% Increase
5	Minimum required landscaped open space	28%	26%	7.1%
6	Increase to the Maximum Density Permitted	234 unit per Ha (81 Units)	245 units per Ha (85 units)	4.5% Increase
7	Request to permit parking within the required front yard on Victoria Avenue and Wall Street.			
8	Request to permit air conditioners within the required front yard.			
9	Request to remove the requirement to supply a children's play area.			

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Site Characteristics after proposed rationalization of lot boundaries with Wall Street Church:

Total Area:	0.34 hectares (3,472 m ²)
Frontage (on Wall Street):	36.44 m
Frontage (on James Street):	71.01 m
Frontage (on Victoria Avenue):	63.04 m
Average Depth:	71.01 m

A portion of the subject properties are currently occupied by 1.5 and 2 storey older dwellings with a vacant area located at the corner of Victoria Avenue and James Street.

Surrounding Land Use:

The surrounding land uses are as follows:

North: The lands immediately to the northeast (north side of James Street) are zoned R5-Multiple Residential Zone (northwest corner of James Street and Victoria Avenue) and occupied by a small apartment building

The lands to the northwest (corner of James and Wall Street) are zoned R4-General Residential Zone and occupied by a mix of older residential dwellings.

The lands to the northeast (northeast corner of James Street and Victoria Avenue) are occupied by Irvine Funeral Home and zoned R5-1 Multiple Residential Special Exception Zone.

East: The lands to the east (east side of Victoria Avenue) are zoned I1-General Institutional Zone and are occupied by the parking lot for Brockville General Hospital - Garden Street Site (south east corner of James Street and Victoria Avenue) and St. Paul's Anglican Church located at the northeast corner of Pine Street and Victoria Avenue.

South: The lands to the south are zoned I1-General Institutional Zone and C2-General Commercial Zone. The lands are occupied by Wall Street United Church and the Bank of Montreal, respectively.

West: The lands to the west (west side of Wall Street) are zoned I1-General Institutional Zone. The lands are occupied by the Brockville Court House and an office building owned by the United Counties of Leeds and Grenville.

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Public Participation

The application for Zoning By-law Amendment has proceeded through the normal review process. On 7 April 2015, a Public Meeting was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on 12 March 2015 and was circulated to property owners with 120.0 metres of the subject property. In addition, signs were posted on the subject property advertising that the lands are the subject of an Application for Amendment to City of Brockville Zoning By-law 050-2014. Comments from City Departments and affected agencies were also solicited. An excerpt from the Minutes of the Public Meeting held on 7 April 2015 is attached as **Schedule "E"** to this report.

Comments Received:

The following is a summary of comments received following the circulation of the Notice of Public Meeting:

1. Conal Cosgrove, Director of Operations, City of Brockville.
 - No comments with respect to the request to amend the Zoning By-law to develop the property as proposed.
2. Steve Allen, Supervisor of Engineering, City of Brockville.
 - Not opposed to the application.
3. Greg Healy, Chief Fire Prevention Officer
 - The Brockville Fire Department has no concern at this time.

ANALYSIS/OPTIONS

Provincial Policy Considerations:

The Provincial Policy Statement 2014 (PPS) issued under Section 3 of the *Planning Act* provides policy direction on matters of Provincial interest related to land use planning and development. Section 3 of the Planning Act further directs that Council decisions affecting planning matters "*shall be consistent with*" the Provincial Policy Statement.

Part V of the PPS contains various policies. Those relevant to the subject application are found in Section 1.0 Building Strong Healthy Communities. Within this Section are statements on managing and directing land use to achieve efficient development and land use patterns. More specifically, Subsection 1.1.1 speaks to healthy, liveable and safe

communities which are to be sustained by promoting efficient development, by accommodating a mix of land uses to meet long-term needs, promoting cost-effective development standards to minimize land consumption and servicing costs, and improving accessibility for persons with disabilities and the elderly, among other things.

Intensification and redevelopment are to be encouraged (Subsection 1.1.2). Furthermore, there is to be an appropriate range of housing types and densities, and planning authorities are to permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs such as housing for the elderly (Subsection 1.4.3). Finally, Subsection 1.7 states that long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets, among other things.

This project would see an underutilized site situated on the north limit of the downtown core area of the City redeveloped with a low income seniors' residential apartment building at a density which uses existing infrastructure efficiently while providing accessible housing for the elderly. The development would thus be consistent with the above-stated goals, objectives and policies of the PPS 2014.

Official Plan Considerations

The Official Plan provides guidance on how to manage future growth, development, and change within the City of Brockville.

The goal of the Official Plan is to create a sustainable City in terms of health and vitality, that is economically viable and diverse, has high quality municipal services and amenities, and is well planned.

The subject property is designated under Schedule 1 - City Structure, of the Official Plan, as "*Downtown and Central Waterfront Area within the Mixed Use Node*". In addition, the subject property is subject to the following constraints and considerations:

- Schedule 2 – Design Strategy – Downtown and Central Waterfront Area, of the Official Plan, identifies the subject land as being subject to Policy 4.2.3. Specifically, the property is subject to policies pertaining to the "Transitional Area", "Intermittent Street Frontage", "Skyline Development" and "Institutional Area" Policies. Policy 4.2.3 is discussed further elsewhere in this report.

Section 2.3 outlines strategic planning themes which include "A Sustainable, Healthy, and Vital City", "An Economically Strong and Diverse City", "A High Quality of City Services and Amenities", and "A Well-Planned Responsive City". Specifically, "A Sustainable, Healthy,

and Vital City” outlines, among others, that the City is to “ensure that all citizens have, equitable, accessible, affordable, energy efficient housing choices, which are supportive of a variety of lifestyles at various stages of life.”

Through approved objectives, the City is also to “revitalize the Downtown and Central Waterfront Area as mixed commercial, residential, cultural, social, tourism and entertainment destinations, while recognizing and conserving its cultural heritage resources” and “provide for a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects.”

Section 3 addresses building a healthy and sustainable City. Through Policy 3.2.2 which describes the City Structure, it is noted that the City should direct opportunities for intensification and infill to Mixed Use Nodes and Corridors.

Section 3.2.6.1 states among others, that it shall be the policy of the City that *“as a first priority, the City shall promote and direct growth through infill, intensification and redevelopment of vacant and/or underutilized land to the Downtown and Central Waterfront Area.”*

Section 3.4.2 outlines the advantages of creating “community improvement plans” to encourage upgrading and redevelopment opportunities in the older parts of the municipality. The programs contained in the City’s Community Improvement Plan for Downtown Brockville, are, in fact, intended to spur development opportunities such as this.

Section 3.5.1.2 provides information relating to affordable housing. This section states among others, that it shall be the policy of the City that housing be affordable and accessible to low and moderate income households, increase residential densities in appropriate locations, and provide for redevelopment and residential intensification, where practical. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, especially where the land is in close proximity to human services.

The City shall also develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, and are encouraged to provide opportunities for more affordable housing to be provided in the Downtown and Central Waterfront Area.

The proposed residential development of an 85 unit apartment building; 30 units of which will have their rents supplemented by the United Counties of Leeds and Grenville contributes to affordable housing that the Official Plan seeks to encourage. In addition, all necessary services are readily available, including public transit (red, green and blue bus

routes intersecting at the north-west corner of James Street and Wall Street) and nearby parkland and open spaces are available to serve the residents.

Infilling of vacant areas is a priority through residential intensification per Policy 3.2.6.1. Council is also to provide for increased densities in all land use categories within the Downtown and Central Waterfront Area, particularly along transportation corridors and in nodes to support public transit.

Section 4.2 of the Official Plan contains various policies applicable to the "Downtown and Central Waterfront Area". Section 4.2.2, Permitted Uses, states among others that:

"Subject to the Land Use and Built Form policies of Section 4.2.3, the following uses shall assist in guiding the broad range of development permitted within the Downtown and Central Waterfront Area", as identified on Schedule 1, recognizing that a more definitive list shall be provided in the Zoning By-law.

2. *Medium and High density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, small-scale apartments, low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings and other similar medium and high profile residential buildings."*

Section 4.2.3, subsection 11, states that for lands *"Within transitional areas of the Downtown and Central Waterfront Area identified on Schedule 2, the height, density and massing of the development shall be compatible with the adjacent low density residential uses through the use of appropriate transitions including but not limited to lower building heights, additional setbacks and buffers, building treatments, location of parking, and landscaping"*.

Section 4.2.3, subsection 18, states, among others that *"the criteria for any building proposed in excess of three storeys shall include the following:*

1. **Signature Architecture** – *Signature architecture above three storeys shall be required to ensure a high level of architectural treatment and design. Signature architecture may consist of enhanced building articulation through the use of distinguishable architectural elements, including cornices and mouldings, materials, and colours consistent with the prominent architecture within the Downtown and Central Waterfront Area.*
4. **Tall Building Guidelines** – *Development proposed in the Skyline Development Areas or over five storeys in the Downtown and Central Waterfront Area, shall be consistent with the City's approved Downtown and Waterfront Master Plan and*

Urban Design Strategy, which outlines additional design guidelines for tall buildings, which relate to massing, views and vistas, point block development standards that mitigate shadow overlays, view obstructions and additional step back requirements for towers above three storeys, building placement, and architecture.

With respect to the subject site, it is located on an arterial road, being Wall St. To ensure that traffic was adequately addressed, the City's Operations Director, Mr. Conal Cosgrove, was contacted and has advised that a traffic study is not required for the proposed development. In addition, public open spaces are available near to this site, the closest being Court House Green. The site's downtown location puts it near the extensive system of waterfront parks, open spaces and the Brock Trail.

With reference to the intended separation of high density development from lower profile existing or proposed residential uses, the site is surrounded on three sides by municipal roadways with lower density residential uses to the north separated by James St. The preliminary concepts for the development indicate the intent for the building to be located at the minimum required front yard setback of 3.0 metres with minimal encroachments of balconies and air conditioning units. The architect Ralph Vandenberg of Vandenberg-Wildeboer Architects has confirmed that the development meets the 45 degree angular plane specification and other design guidelines of the Official Plan.

Landscaped area totalling 972.2 square metres is available for use by the residents located at the rear of the building next to the proposed common/fellowship room.

In general, there does not appear to be any conflicts with the Official Plan policies with respect to a project of this nature in this location. In fact, it would advance many of the City's goals and objectives as described herein.

Zoning By-law Considerations:

The subject property is currently zoned as R9-3 Multiple Residential Special Exception Zone, in part, T-R9-4 Multiple Residential Special Exception Zone (Temporary), in part, and I1-General Institutional, in part. Accordingly, an application has been made for an amendment to Zoning By-law 050-2014 to rezone the subject lands to R9 – Multiple Residential Special Exception Zone. An apartment dwelling is a permitted use in the R9 – Multiple Residential Zone.

Given that the development as proposed would not meet the entire pre-existing zone provisions established for lands which are zoned R9-3 and T-R9-4, there would be site specific elements required to address all non-standard items. Accordingly, it would be

necessary for Council to concur with the overall rezoning as well as the non-standard elements which would be implemented on a site-specific basis through the creation of a new site-specific zone.

The following is a discussion of those elements to be addressed as “special exception” elements for Wall Street Village Inc.:

i) Amenity Space

The applicant has requested a reduction to the amenity space requirement from the required 1,380.0m² to 618.0m². The proposed reduction represents a decrease of 55.2%. The Planning Department spoke with the applicants regarding the proposed reduction and have come to an agreement regarding the proposed reduction. There is adequate space to increase amenity area; however, it would see the loss of on-site parking which is required to meet the needs of the tenants and visitors to the site. Based on the proposed use, surrounding uses requiring parking and addressing minimizing street parking by residents, maximizing on-site parking at the cost of reduced amenity area was considered equitable.

ii) Bicycle Parking

A reduction to the minimum required on-site bicycle parking spaces required from 22 to 6 has been requested. The proposed reduction represents a decrease of 72.7%. The Planning Department spoke with the applicants regarding the proposed reduction and the applicant has stated that they do not believe that their tenants will be avid cyclists; however, to off-set the lack of bicycle parking, the proposal is to have an internal storage room for scooters and bicycles should tenants wish to use the space.

Department Staff believe that contrary to the applicant's rationale, occupants of this building and their visitors should be encouraged to utilize bicycles among other modes of active transportation. With a lack of parking available for this mode of transportation, it may deter the use of bicycles. An increase in the bicycle parking should be required. Staff suggests a minimum of 12 spaces be made available by the use of bicycle racks or another option should be made available.

iii) Driveway Separation Distance

Zoning By-law 050-2014 requires that for a lot having more than one access/egress point the minimum separation distance between each shall be a minimum of 15.0 metres. Due to the proposed layout of the site and the orientation of building fronting on James Street, the applicant has requested a reduction from the minimum required 15.0 metre separation to 11.0 metres to accommodate the proposed parking layout.

Conal Cosgrove, Director of Operations has been contacted and has no concern with the proposal. However, snow clearing/snow storage may become an issue and will be addressed in the Site Plan Control Agreement.

iv) Encroachment in a Front Yard

Awnings and Balconies not exceeding 4.0 metres in height are permitted to encroach into a required front or exterior side yard a maximum of 1.5 metres. Due to the height of the building and the proposed setback from James Street, the applicant has requested permission to locate balconies which will exceed the maximum 4.0 metre height within the front yard at an encroachment distance of 1.6 metres.

Staff has reviewed the request and find the proposed encroachment minor as the main building is satisfying the required front yard setback of 3.0 metres as well as angular plane. The proposed encroachment will have minimal impact on adjacent properties as the properties directly impacted by this request are located across James Street which has a 20.1 metre road allowance, plus the proposed front yard setback of 3.0 metres.

v) Reduction in Landscaped Open Space

Special Exception Zoning (R9-3 and T-R9-4) currently in place on the subject land requires that a minimum of 28% (972.1 m²) of the lot be maintained as Landscaped Open Space. A request has been made by the applicant to reduce the minimum landscaped open space required from 28% (972.1 m²) to 26% (902.72 m²) in order to accommodate the required parking and additional visitor parking on-site.

Staff have examined multiple options to provide for additional open space; however, due to the proposed layout of the site, parking required and the proximity to Downtown and other open space options (parks, etc), staff is of

the opinion that the proposed reduction is acceptable but would like the applicant to look for additional options for open space during the site plan review process.

vi) Maximum Density Permitted

The current R9-3 Multiple Residential Special Exception Zone limits the proposed development to a maximum density of 234 units per hectare. This equates to a maximum unit count of 81 units on the proposed site after the proposed land transfer occurs. Prior to the land exchange, the initial land holdings of Wall Street Village Inc, yielded a maximum unit count of 85. By transferring a portion of land to Wall Street United Church the impact has caused the land area to decrease which in turn affects the density permitted based on the current zoning provision of 234 units per hectare.

Staff has reviewed the request and have no concern with the proposed increase in the maximum density permitted as the design that was initially presented at the Public Meeting is not changing. The R9-3 Special Exception Zoning that is currently on the property was put in place in 2010 under Zoning By-law 194-94. When examining the current Zoning By-law 050-2014, no maximum density has been established against the R9 – Multiple Residential Zones. The increase in density is due to the loss of land through the proposed land exchange with Wall Street United Church.

vii) Location of Parking Area

Zoning By-law 050-2014 establishes setbacks to parking areas within Commercial Zones. Based on Section 3.33, Sub-section 3. b., the required setback to the parking area from the street line shall be 5.0 metres or the required building setback, whichever is lesser. In this case the setback for the building is 3.0 metres. The applicant has requested to locate a parking area at a setback of 0.0 metres to a street line.

Staff has reviewed the request and have no concern with the proposed setback of 0.0 m. There are many properties within the downtown core which have parking areas with no setback from the street line. In addition, there is a 5.5 m boulevard between the proposed parking area and the curb face of Victoria Avenue.

viii) Air Conditioner Location

Air conditioner units are not permitted to be located within any front yard. In this instance the applicant has asked for permission for the tenant to locate air conditioner units on their balconies.

Staff has no concern with the proposed request as the air conditioning units will be located on the balconies and not protruding from the edge of the building. The applicant has also stated that alternative air conditioning supply may be examined at the time of construction.

ix) Children's Play Area

The application requests elimination of the requirement to supply a children's play area on the grounds of the apartment. The applicant has provided rationale stating that *"a common exterior patio is provided on the south side as an extension of the large interior Common Room. These types of spaces are more useable and more applicable for this exclusively seniors' residence. There is little need for a children's play area."*

Having looked at the proposal and due the proximity to Downtown and other open space options (parks, etc), staff is of the opinion that the proposed children's play area could be waived and relief from the requirement be granted.

Besides the site-specific elements being considered for the zoning for the Wall Street Village project, of relevance to the zoning to be created for the development site is the decision, following the public meeting, reached between Wall Street Village Inc. and Wall Street United Church to adjust shared lot boundaries as illustrated on **Schedule "D"**. If approved, two outcomes are achieved as a result of proposed lot adjustments: Firstly, the boundaries of the development parcel are rationalized such that parking spaces needed for the Wall Street Village project would be entirely located on the site; and secondly, the new lot configuration would allow Wall Street United Church to gain approximately sixteen (16) parking spaces to the east of the church. However, there are also issues of zoning conformity which result from the proposed land transfer, specifically, building setbacks from the church to the proposed property lines are reduced in some locations, and zone boundaries which normally align to property lines would need to be adjusted for both the Wall Street Village development parcel and Wall Street United Church.

Given that the development concept is generally consistent with that which has been available for public review and comment, it is staff's view that the necessary adjustments to

zoning for Wall Street United Church could be handled through the process of review and recommendations associated with the current Application for Amendment to Zoning By-law 050-2014 filed for the Wall Street Village project without the necessity of a zoning amendment application being filed by Wall Street United Church, and additional public consultation being conducted. The recommendations in this report, to create zoning to reflect the site-specific circumstances for the Wall Street Village development project as well as for the adjusted property for Wall Street United Church, are prepared with the presumption that Council would support this approach. In doing so, it is also recommended that Council consider Section 34(17) of the Planning Act and declare that no further notice is required, despite the changes that have been proposed by Wall Street Village Inc. and Wall Street United Church after the holding of the public meeting.

The following is a discussion of those elements to be addressed as special exception elements for Wall Street United Church:

i) Interior Side Yard Setback

The preliminary design concept indicated some parking spaces which would be split by existing property lines, necessitating the creation of easements and convoluted zoning to recognize the circumstances. Since the Public Meeting, both sides have come to an agreement to exchange lands in order to simplify the situation and create more uniform lot lines.

The revised concept submitted reflects this proposed improvement to the land ownership situation. However, by exchanging some lands, reconfiguration of the lots also creates a setback issue with the United Church, as Zoning By-law 050-2014 requires a minimum of 4.5 metres from the building to an interior lot line. For this land transfer to proceed in compliance with all applicable zoning, it is necessary to provide for a reduced setback of 1.5 metres.

Staff has no concern with the proposed setback to be established in a new I1-General Institutional Special Exception Zone to address issues for the Wall Street United Church lands as adjusted once transfers of land with Wall Street Village Inc. are completed.

Based on review of the above comments received, the redesign of the parking area and the proposed land transfers, staff recommend that the request for rezoning on both Wall Street Village Inc and Wall Street United Church properties be approved in order to permit the proposed 85 unit apartment building to be developed.

The subject properties are located in a prominent location within the City and will provide another source for affordable housing options. The proposal is utilizing existing services and is directly adjacent to City public transit stops.

Should the recommendations above be accepted by Council, the proposed zones would read similar to the following and would incorporate some of the R9-3 zoning regulations already in force on the property:

“R9-7 (Wall Street Village Inc. – Wall Street, James Street and Victoria Avenue)

The uses permitted in the R9-7 Zone shall be an apartment dwelling containing a maximum of eighty-five (85) dwelling units. The zone provisions for the R9-7 Zone shall be the same as for the R9 Zone save and except for the following:

Minimum Front Yard – Wall Street (measured to the building face)	3.0 m
Minimum Front Yard – James Street (measured to the building face)	3.0 m
Minimum Front Yard – Victoria Avenue (measured to the building face)	3.0 m
Minimum Interior Side Yard (measured to the building face)	0.9 m
Maximum Density	245 units per hectare
Landscaped Open Space	26%
Maximum Building Height	21.5 m
Minimum Parking Requirement	0.5 spaces per unit
Minimum required Amenity Space	618.0 m ²
Minimum required bicycle parking spaces	12
Minimum separation distance between driveways	11.0 m
Maximum allowable encroachment for a balcony within a front yard	1.6 m

Notwithstanding Section 3.4 of this By-law, a Children’s Play Area is not required.

Notwithstanding Section 3.33, Sub-section iv) 5., access through the R9-7 Zone from Wall Street and/or from Victoria Avenue for vehicular access purposes shall be permitted to any adjacent land which is non-residentially zoned.

Notwithstanding Section 3.33 of this By-law, parking may be permitted in the front yards adjacent to Wall Street and Victoria Avenue at a setback of 0.0 metres from the street lines.

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 Wall Street Village
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 Agent: Richard Van Veldhuisen
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Notwithstanding Section 3.51 j) of this By-law, air conditioning units may be permitted within the front yard and within the confines of the balconies."

"I1-7 (Wall Street United Church)

The uses permitted in the I1-7 Zone shall be the same as for the I1 Zone save and except for the following:

Minimum Interior Side Yard (north)	1.5 m
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Issues Raised at the Public Meeting (Minutes Attached as **Schedule "E"**) and Other Issues Brought Forward:

On 7 April 2015, a Public Meeting was held by the Economic Development Planning Development Committee. The following text addresses issues raised which are not otherwise addressed previously in this report:

Traffic / Three-way Stop (Wall Street/James Street):

Concern was brought forward relating to the speed of vehicles on Wall Street. The question of whether a three-way stop at the corner of Wall Street and James Street could be implemented was posted.

To ensure that traffic was adequately addressed, the City's Operations Director, Mr. Conal Cosgrove, was contacted and has advised that a traffic study is not required for the proposed development and the requested stop signs at Wall Street and James Street are not warranted based on traffic counts in the area.

No additional comments were received at the Public Meeting.

Site Plan Considerations:

All lands within the limits of the City of Brockville are subject to Site Plan Control Approval as established by City of Brockville By-law 33-86, as amended. Accordingly, prior to development, the Wall Street Village project is subject to site plan approval. This process ensures appropriate design, servicing and compliance with zoning provisions. It also provides the City with the opportunity to impose conditions of approval, financial and otherwise, including cash-in-lieu of parkland dedication, if it so chooses.

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POLICY IMPLICATIONS:

As stated in the Analysis section of this report, the proposed zoning amendments are consistent with the PPS and with Official Plan.

FINANCIAL CONSIDERATIONS:

All costs associated with the development and lot adjustments concerning of the subject properties are the responsibility of the Owners.

Wall Street Village Inc. has provided a Notice of Intent to take advantage of applicable CIP programs, including TIERR (Downtown) and TIEG (Brownfields).

CONCLUSION:

Following review of the PPS, the Official Plan, Zoning By-law 050-2014, as well as submissions received respecting the request for Zoning By-law amendment for Wall Street Village Inc. and Wall Street United Church, it is reasonable to rezone the subject properties.

The proposed amendments to Zoning By-law 050-2014 will intensify, utilize existing services/infrastructure and add to the mix of housing types available within the Downtown and Central Waterfront Area.

Concepts for development remain generally consistent with those reviewed through public consultation, and it is recommended that no further public consultation or notice be given.

The recommendations at the beginning of this report reflect this conclusion.



M. Pascoe Merkley, MCIP, RPP
Director of Planning

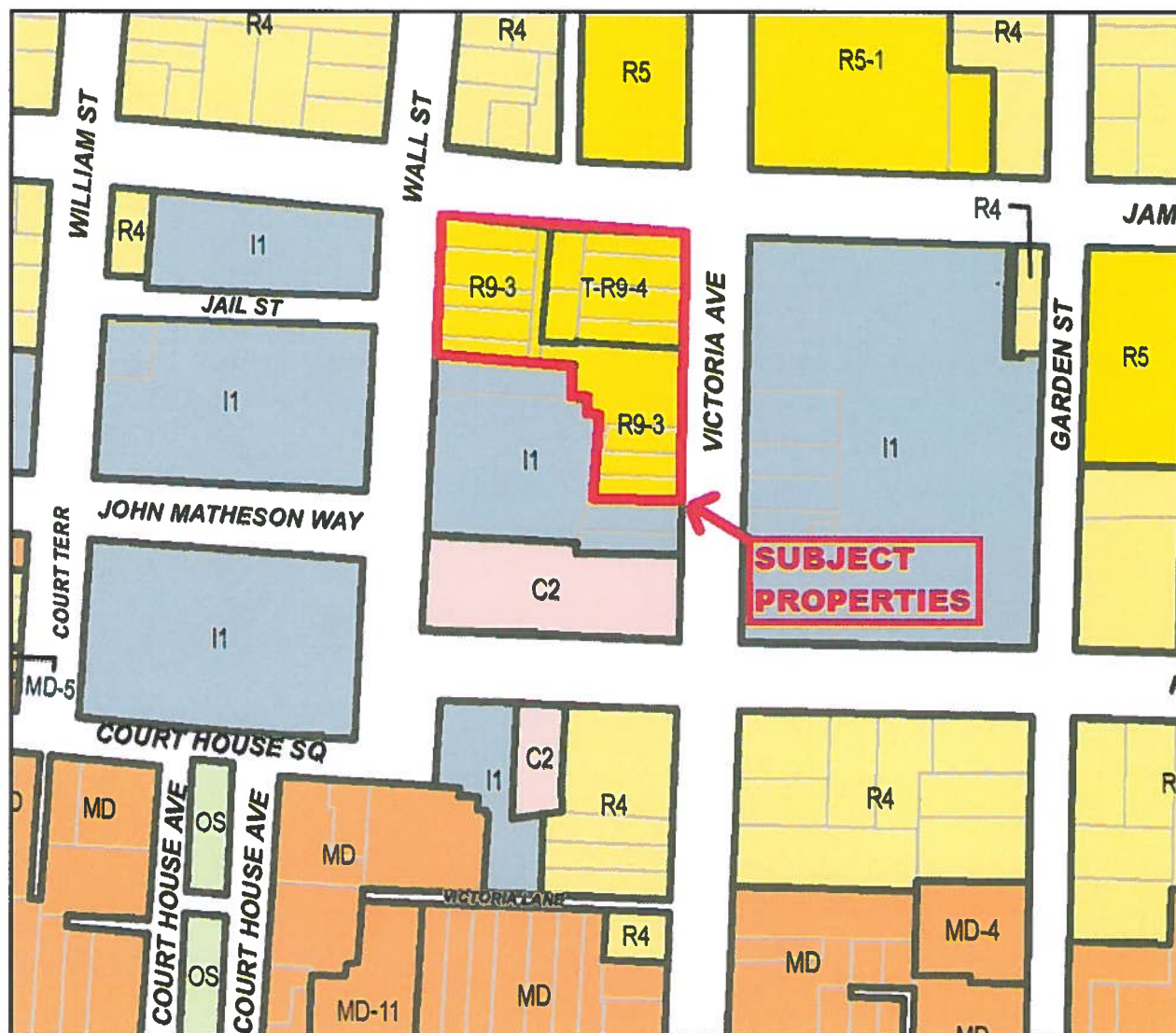


Andrew McGinnis, MCIP, RPP
Planner II



B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2014-074-07

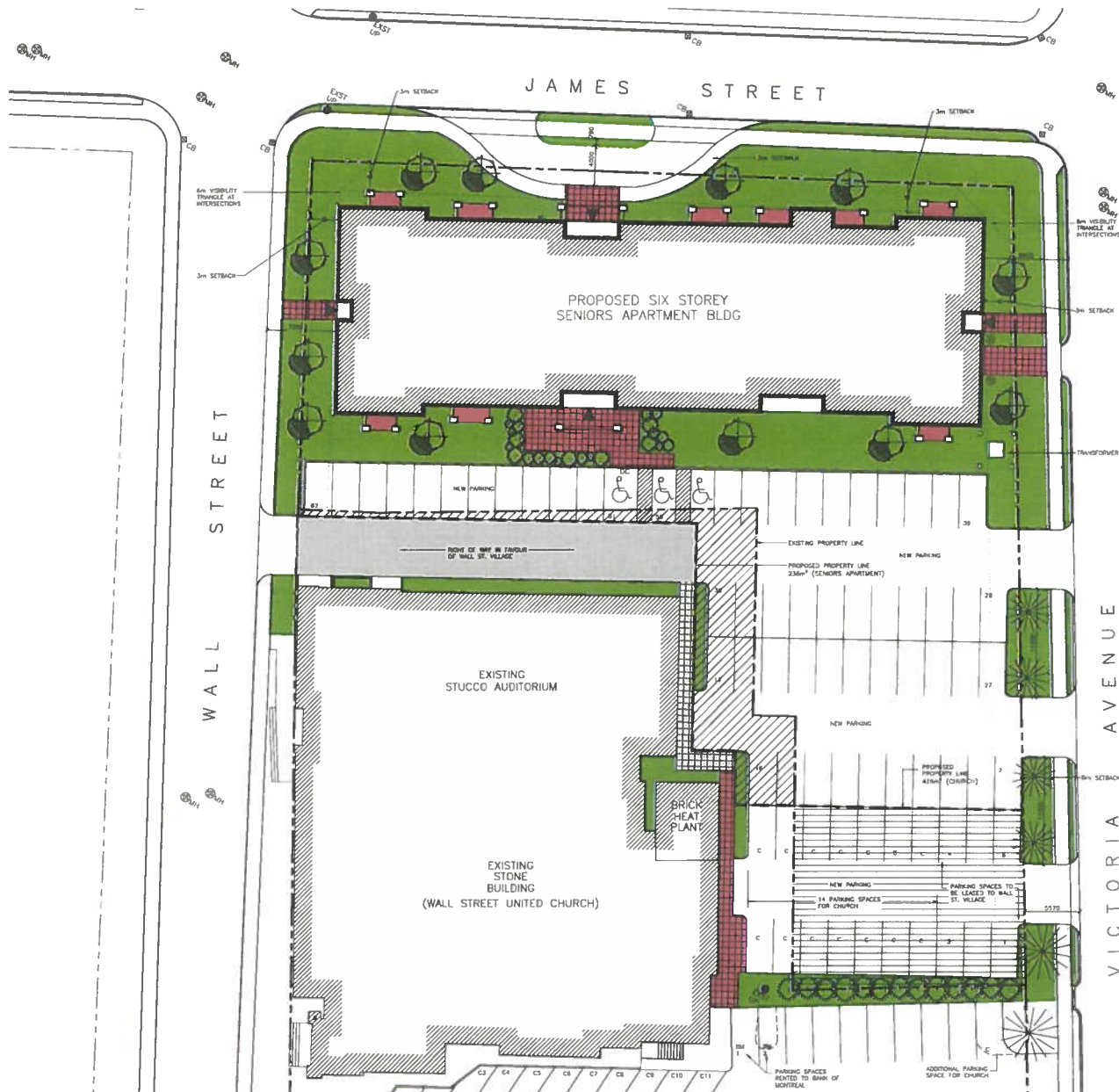


SCHEDULE "B" TO REPORT 2014-074-07





SCHEDULE "C" TO REPORT 2014-074-07

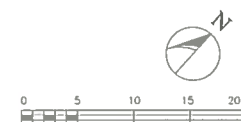
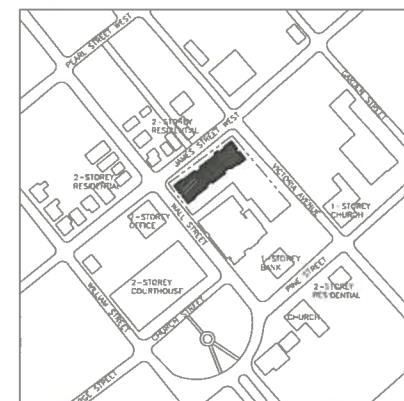


ZONE: B9-3.T-RS-4
PROPOSED: 6 STOREY, 85 UNIT APT. BUILDING WITH SLOPED ROOF
BUILDING FOOTPRINT: 1,244m² (13,390 sq.ft.)

	REQUIRED	SHOWN
DENSITY	85 UNITS MAX	85 UNITS
FRONT YARDS	3.0m	3.0m
LANDSCAPE SPACE	288 M ² MIN	358
BUILDING HEIGHT	21.3m MAX	~20.5m TO PEAK
PARKING SPACES	1.75x5.5m w/ 8.0m ANGLE 5 SPACES/UNIT w/ 1-1/2x30 UNIT	2.75x5.5m w/ 8.0m ANGLE 82 SPACES INCLUDING 2 HC
PARKING PIST	3.0m	8m
PARKING SETBACK TO FRONT PROPERTY LINE	1.5m MAX	1.5m
BUILDING, STAIR PROJECTION INTO YARDS	NOT REQUIRED	
LOADING SPACE		

UNIT MIX:

FLOOR	ONE BED	ONE BED BLF	TWO BED	TWO BED BLF	TOTAL
GROUND	4	1	2	2	10
TYPICAL	424	184	884	184	80
6th FLOOR	8	7	1	1	15
	28	8	48	7	85 TOTAL



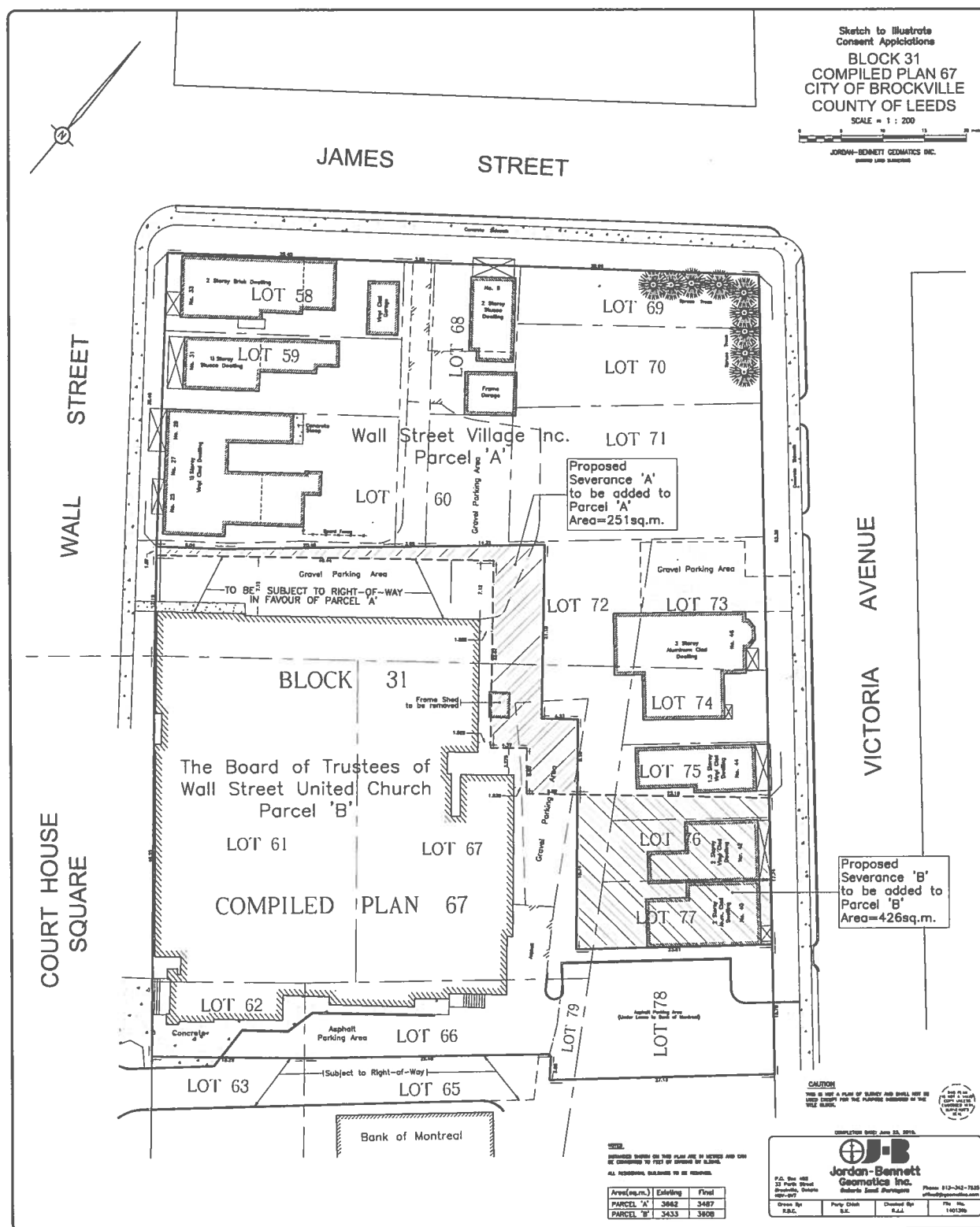


VIEW - SOUTH-EAST



VIEW - NORTH-WEST

SCHEDULE "D" TO REPORT 2014-074-07



SCHEDULE "E" TO REPORT 2014-074-07

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, April 07, 2015

and Times Newspaper on March 12, 2015 and was circulated to property owners within 120.0 metres (400.0 ft.) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning By-law 050-2014.

Councillor Baker, Chair, asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Baker reviewed the procedures for the Public Meeting.

Mr. A. McGinnis provided a brief explanation and purpose of the Public Meeting.

Mr. Jean Paul Monmart was in attendance and supported the proposed amendment.

No persons spoke in opposition of the proposed amendment.

The meeting adjourned at 6:12 pm

The Request for Information Sheets are on file in the Clerk's Office.

~~The Chair called the meeting to order at 6:13 p.m.~~

2. 2015-032-04

Proposed Amendment to Zoning By-Law 050-2014

Wall Street Village, Wall Street, James Street and Victoria Avenue

Owner: Wall Street Village Inc.

Agent: Dick VanVeldhuisen

Moved by: Councillor Bursey

THAT Report 2015-032-04 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development and Planning Committee or Council at a future meeting.

CARRIED

Mr. A. McGinnis, Planner II, announced that the Notice of Public Meeting respecting the application for Zoning By-law Amendment was advertised in the Brockville Recorder and Times Newspaper on March 12, 2015 and was circulated to property owners within 120.0 metres (400.0 ft.) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning By-law 050-2014.

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, April 07, 2015

Councillor Baker, Chair, asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Baker reviewed the procedures for the Public Meeting.

Mr. A. McGinnis provided a brief explanation and purpose of the Public Meeting.

Mr. Ralph Vandenburg the architect for the project offered a brief overview of the project.

Mr. John Erwin spoke in favour of the project. Mr. Erwin did offer his concerns over speed on Wall Street and hoped that with the proposed new project there could be a new three way stop at James and Wall Streets.

Mr. McGinnis advised the Committee that he will forward his concerns to the Operations department.

No persons spoke in opposition of the proposed amendment.

The meeting adjourned at 6:26 pm.

The Request for Information Sheets are on file in the Clerk's Office.