

Public Meeting
Economic Development & Planning
Committee

Wednesday, May 11, 2011, 6:00 p.m.
City Hall, Council Chambers

Committee Minutes

Roll Call

Committee Members:

Councillor M. Kalivas, Chair
Councillor D. Beatty
Councillor J. Earle

Regrets:

Councillor J. Baker
Mayor D. Henderson, Ex-Officio

Others:

Councillor M. McFall

Staff:

Ms. V. Baker, Clerks Secretary
Mr. J. Faurschou, Planner I
Ms. D. Livingstone Millar, Deputy Clerk (Recording Secretary)
Mr. A. McGinnis, Planner II
Ms. S. Seale, City Clerk

Councillor Kalivas, Chair, called the meeting to order at 6:07 p.m

ITEM

2011-046-05

1. Revisions to Proposed Amendment to
Zoning By-law 194-94
137 George Street, Brockville
Owner: St. Lawrence Parish of the Anglican Diocese of Ontario

Moved by: Councillor Beatty

THAT Report 2011-046-05 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting for recommendation to Council.

CARRIED

Councillor Kalivas, Chair, announced the Public Meeting.

Mr. Faurschou, Planner I, announced that Notice of the Public Meeting for Staff Report No. 2011-046-05 was given in the Recorder and Times Newspaper on April 21, 2011, and a notice was sent to surrounding property owners within 120m (400 feet) of the subject property and a sign was placed on the property.

Councillor Kalivas reviewed the procedures for the Public Meeting

Councillor Kalivas 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 Kalivas called on the Planner to explain the purpose of the Public Meeting and the nature of the application.

Mr. Faurschou reviewed the revised amendment to the Zoning By-law 194-94. The Committee and members of the public were asked to note that applications for amendments to the Official Plan, Zoning By-law 194-94 and the Community Improvement Plan for Downtown Brockville for the subject property were the subject of a public meeting on February 1, 2011. The public meeting this evening is in regard to revisions to the original application for amendment to the Zoning By-law. The original applications for amendment to the Official Plan and CIP Downtown remain active and are to be considered concurrently with the revised application for zoning amendment.

Chair Kalivas then opened the floor to the Committee for questions and comments.

The following persons spoke in support of the proposed amendment:

Mr. Kevin Harper, IBI Group, Agent for RGB Group presented a PowerPoint presentation on the scope of the entire project even though the current application is for revisions to the Zoning By-law Amendment application. The intent of the presentation was to provide an overview, and summarize the proposed changes to development, City planning, and community benefit of the project.

- The subject property is currently designated **Institutional**. Since the primary use of the property is no longer institutional, and since the proposed residential development is not permitted by the designation, it makes sense to amend the Official Plan to redesignate the property as **Commercial, Downtown**.
- The proposed development supports the Commercial Downtown designation and the City's goal of encouraging the area as a major focus of activity in Brockville. This development would add about 145 new residents, and 94 new residential units, including 6 affordable units, to the area. The proposed development requires several planning approvals so that it proceed on the subject property at 137 George Street.

- Maintains historic Trinity Church building and maximizes potential for its adaptive reuse.
- Provides VRTUCAR community cars for residents and community members to access.
- Supports people staying in their community as they age.
- Provides an opportunity for former parishioners to stay near where they pray.
- Supports downtown businesses by bringing new residents to the area.

Mr. Landon, 31 Pineview Road, Brockville, ON K6V 6X3

Mr. Landon spoke in support of the project as a member of the congregation from the former Trinity Church. He has been a member since 1957. Mr. Landon is in support of the project with the only exception being the use as a pub. The use of a pub is inappropriate.

Canon Michael Reed

Canon Reed spoke in support of the project. He is the rector of St. Lawrence Anglican Church and spoke on behalf of the Anglican Church Diocese and the Parish of St. Lawrence. Canon Reed noted that the church had been on the market for two years prior to receiving an offer to purchase. R. Bauman made the only offer; he is impressed with the proposal, particularly the LEED building standard and the affordable housing component. Canon Reed is encouraged with the steps being taken to retain the church. His concern is that neither the Diocese nor the congregation is in a position to maintain the building and that it will continue to deteriorate.

The following persons spoke in opposition of the proposed amendments:

John McDougall, 166 Church Street, Brockville, ON K6V 3Y2

Mr. McDougall lives in the neighbourhood and did not oppose the proposal but did request clarification on why the increase from 9 to 11 storeys in height was permitted? The original proposal was to keep the church but now they applicant is looking to sever the properties. What will happen with the church? What happens to the church if they cannot find a commercial use? What commitment is being made to retain/reuse the church building?

Mr. Harper explained that the land would become severed parcels and that the decision was to provide community benefit elsewhere in exchange for additional height. Also, the owner/applicant will sign an agreement with the City guaranteeing upkeep for three years. After the three years, he will entertain possible applications for residential re-use of the church and/or reevaluate possible future actions with or without the church building.

Mr. McDougall asked through the Chair what form of agreement.

Chair Kalivas indicated that the Committee would leave the agreement to staff and City lawyers and it would be placed on title, if necessary, so that the owners adhere to the agreement. He mentioned that Council would like to see the church stay and that the application for expanding commercial uses would open up opportunities for commercial development as identified in the presentation by Mr. Harper.

Mr. Wing, 174 Church Street, Brockville, ON K6V 3Y2

Mr. Wing thinks it is a great project but concurs with the Hardy's letter in opposition of the use as a pub. He is also concerned with the density; 94 units and 84 parking spaces. Mr. Wing does not agree that a pub should be in the area. Parking is already tight for the project. Businesses would be very busy and parking would be an issue, as would time of closing. In support of development but not anything that resembles a pub or tavern.

Mr. Harper in response indicated that other municipalities have had success with churches turned in to a brew pub. A brew pub can have a brewing facility on the premises and sometimes a restaurant. It is not a tavern but a business which has significant differences to a tavern or pub (shorter hours, different clientele, etc). Mr. Harper noted that Mr. Baumann is in agreement with removing the tavern use from permitted uses on the application. The idea is to preserve the building and find a commercial use.

Mr. Rolf Baumann spoke about the project. The intention with regard to the church is to exhaust all avenues and make it a viable business. He has a personal concern with the building. There is the option of the brewpub but other options as well. He would encourage the community to come up with ideas/options for the building.

Councillor Kalivas closed the public meeting. (7:20)