



Economic Development and Planning Committee

Tuesday, May 7, 2013, 6:00 pm.
Council Chambers, City Hall

Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor T. Blanchard
Councillor M. McFall
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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PUBLIC MEETING AGENDA

Item

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1. 2013-055-05
Proposed Amendment to Zoning By-law 194-94
89 Church Street, City of Brockville
Owner: Russell & Virginia Armitage
Applicant: David Duc

THAT Report 2013-055-05 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.

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2. 2013-060-05
Proposed Amendment to Zoning By-law 194-94
10-12 Delhi Street and 152 Perth Street,
City of Brockville
Owner: 401 Security Systems Ltd.

THAT Report 2013-060-05 be received as information and that a report on this matter be prepared by staff consideration of the Economic Development Planning Committee at a future meeting.

24April2013

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 07 May 2013

2013-055-05

PROPOSED AMENDMENT TO ZONING BY-LAW 194-94

89 CHURCH STREET

CITY OF BROCKVILLE

OWNER: RUSSELL & VIRGINIA ARMITAGE

APPLICANT: DAVID DUC

FILE: D14-166

M. PASCOE MERKLEY

DIRECTOR OF PLANNING

J. FAURSCHOU

PLANNER I

RECOMMENDATION:

THAT Report 2013-055-05 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.

PURPOSE

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

BACKGROUND

David Duc, acting as Agent for Russell and Virginia Armitage, Owners of lands described as Part of Part Lots 29 and 30, Block 34, Plan 67, designated as Parts 1 to 6, Reference Plan 28R-4605, City of Brockville, County of Leeds, with municipal address 89 Church Street, has submitted an application for an amendment to Zoning By-law 194-94 which would, if approved, rezone the subject lands to add a two (2) suite bed and breakfast use in addition to the current uses permitted in the R4-X2-8 Zone in effect for 89 Church Street and a reduction in required open space from 40% to 30% to recognize existing conditions.

Schedule "A" to this report identifies the location of 89 Church Street. **Schedule "B"** to this report are photos of 89 Church Street.

89 Church Street was originally constructed as a single detached dwelling on or around 1830 and is identified by Heritage Brockville as the "Sylvester Skinner House". The dwelling is not a designated building under the Heritage Act but it is listed as a House of Historic Interest by Heritage Brockville.

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: "Neighbourhood Area"

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Proposed Amendment to Zoning By-Law 194-94
 89 Church, City of Brockville
 Owner: Russell & Virginia Armitage
 Applicant: David Duc
 File: D14-166

Existing Zoning: R4-X2-8 Zone. The uses permitted in the R4-X2-8 Zone shall be a maximum of two dwelling units, a home occupation and a private home day nursery only.

Proposed Zoning: R4-X2-8 Zone Special Exception Zone to permit a two suite bed and breakfast use in addition to those uses currently permitted. Site specific zone provisions would be established to reduce the minimum required landscaped open space from 40% to 30% to recognize existing conditions.

Site Characteristics:

Total Area:	481.8 m ² (5,187.0 ft ²)
Frontage – Church Street:	20.366 m (66.39 ft.)
Average Depth:	26.847 m (88.08 ft.)
Average Width:	18.855 m (65.14 ft.)
Parking to be provided on-site:	4 spaces

Schedule “C-1” and “C-2” provide a description of the proposed development and business plan, respectively.

Surrounding Land Use:

North: The lands to the north of the subject property are zoned R4-General Residential Zone and are occupied by a range of older residential uses.

East: The lands to the north of the subject property are zoned R4-General Residential Zone and are occupied by a range of older residential uses.

West: The lands to the south of the subject property are zoned C2D-General Commercial Downtown Zone and are occupied by a range of commercial uses fronting on Perth Street.

South: The lands to the south of the subject property are zoned R4-X2-3 Zone and C2D-General Commercial Downtown Zone and are occupied by a range of commercial uses and a range of older residential uses.

Comments Received are summarized below:

1. Greg Healey, Fire Prevention Officer:

“After reviewing the application for the above-noted project, please be advised that this Department has no fire safety concerns at this time.”

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Proposed Amendment to Zoning By-Law 194-94
89 Church, City of Brockville
Owner: Russell & Virginia Armitage
Applicant: David Duc
File: D14-166

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2. C. Cosgrove, P. Eng., Director of Operations:

"The Operations Department has no comments with respect to the application."

3. Steve Allen, Supervisor of Engineering

"We are not opposed to this request."

Potential Issues for Discussion:

1. Appropriateness of a B&B as a permitted use at this location.
2. Appropriateness of reduced landscaped open space.
3. Impact on neighbourhood.

POLICY IMPLICATIONS

The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report which will include review and consideration of policies that are relevant to the requested amendment to Zoning By-law 194-94.

FINANCIAL CONSIDERATIONS:

All costs associated with the application are the responsibility of the Applicant.

CONCLUSION

A Report on this matter will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



M. Pascoe Merkley, MCIP, RPP
Director of Planning

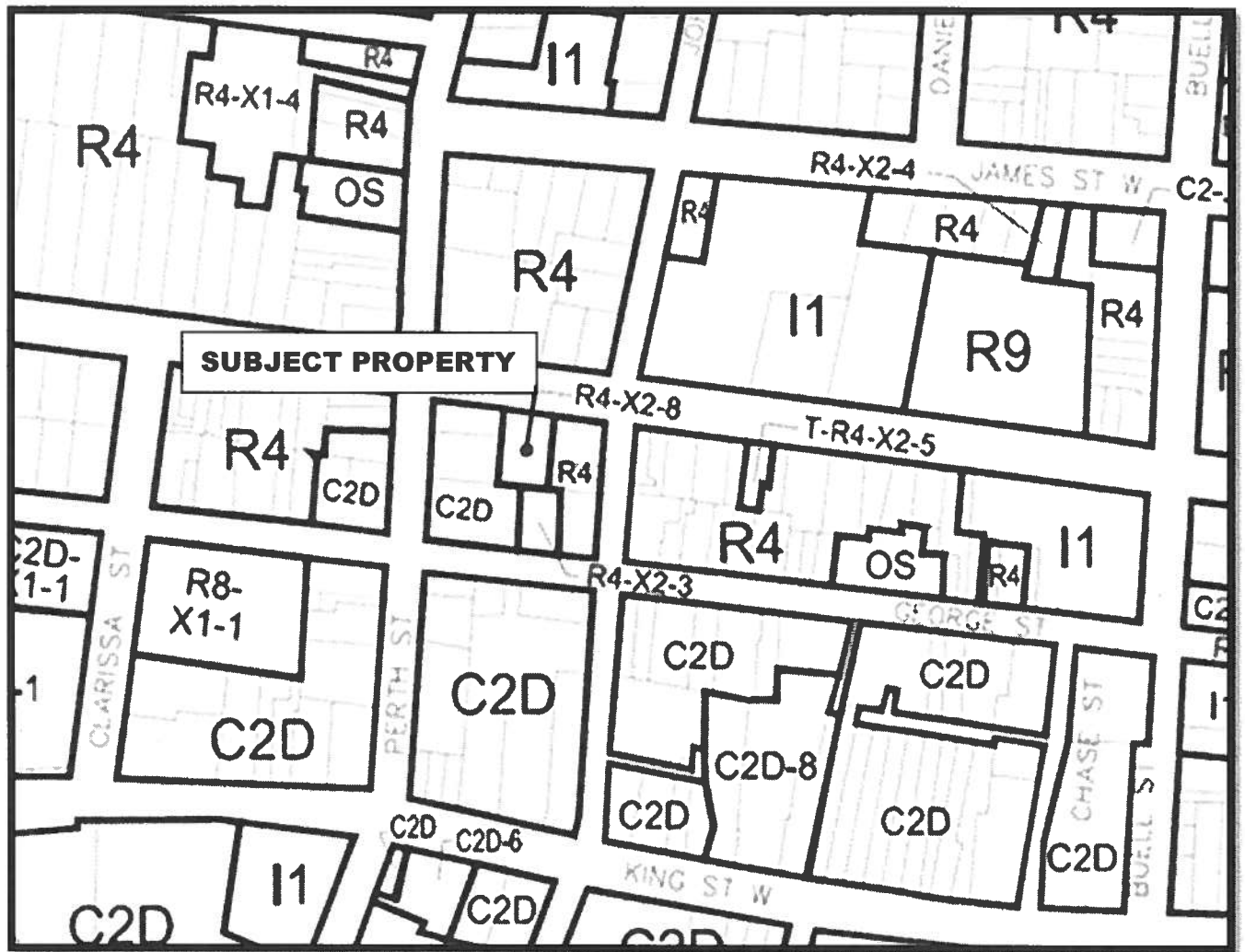


J. Faurschou, MCIP, RPP
Planner I



B. Casselman
City Manager

SCHEDULE "A" - REPORT 2013-055-05





Item 14 – Proposed Development

Our plans are to develop this existing detached dwelling as a two suite luxury Bed and Breakfast. This would be accomplished through minimal structural changes to the building interior since its prior institutional use and layout ideally lends itself for conversion to a B&B. We will occupy the entire dwelling.

Two luxury suites will be created on the second floor by installing two fire rated doors. Each suite will consist of a bedroom, sitting room and ensuite bathroom. We as owners will occupy the existing ground floor suite. The rest of the ground floor will remain unchanged with existing parlour and dining room serving as common areas for guests.

No alterations will be made to the exterior of the house, other than replacing the front entry door with an entry more appropriate for the building's Georgian architecture.

The business will operate under the tentative name of the "Sir Isaac Brock Bed and Breakfast". All signage will be period appropriate for this historical building and will comply with all relevant by-laws. Compliant with parking regulations; a total of four parking spaces are located on the property, two of which will be for use by guests. The business will operate as a full service B&B as defined by municipal planning and zoning by laws. Services will be provided to guests only and will be provided by us the owners.

Operations will be year round and cater to tourist and regional clientele looking for upscale, reasonably priced accommodations with personalized service.

A comprehensive website will be developed to promote the B&B and Brockville's tourist attractions as a means of drawing business from outside the region. We will specifically focus on the west end of Montreal as a fertile base of potential customers looking for a close weekend get away whether travelling by car or boat.

Business Plan 89 Church Street Brockville

Our plans are to operate a full service luxury bed and breakfast at this address. In order to do so two fire rated doors will be installed to create entrances for two luxury suites on the second floor. These suites will each consist of a bedroom, separate sitting area and ensuite washroom.

All renovations will be done professionally and will be completed in a fashion consistent with the building Georgian architectural style. The first floor will remain largely unchanged with the addition of two French doors. This floor will consist of our (owners) bedroom suite , private living quarters along with a front parlour and dining /meeting room which will serve as common areas for guests.

The business will operate under the tentative name of the "Sir Isaac Brock Bed and Breakfast" . All permitted signage will be period appropriate for this heritage building .Operations will be year round and cater to tourist and local clientele looking for upscale , reasonably priced accommodations with personalized service .

Services to be provided:

- Luxury accommodations
- Use of dining room/ meeting room/ backyard deck
- Free on property parking
- Full Breakfast meal service

A comprehensive website will be developed to promote the B&B and Brockville's growing tourist attractions as a means of drawing business from outside the region. . We will specifically focus on the west end of Montreal as a rich base of potential customers looking for a close weekend getaway whether by travelling by car or boat.

We look forward making this plan a reality and making Brockville our new home.

Regards

David and Ida Duc

March 14 2013

19 April 2013

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 7 May 2013

2013-060-05

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94
10/12 DELHI STREET & 152 PERTH STREET
CITY OF BROCKVILLE
OWNER: FOUR-O-ONE SECURITY SYSTEMS LTD.
FILE: D14-165**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II**

RECOMMENDED:

THAT Report 2013-060-05 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.

PURPOSE

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

BACKGROUND

Mr. Robert J. Jordan, Jordan and Wiseman Surveying Ltd., on behalf of Four-O-One Security Ltd., owners of lands described as Lots 3, 4 and 14, Block 50, Plan 67, City of Brockville, County of Leeds, municipal address 10/12 Delhi Street and 152 Perth Street (as shown on **Schedule "A"**), has submitted an application for an amendment to Zoning By-law 194-94 which would, if approved, rezone 152 Perth Street and the rear portion of 10/12 Delhi Street to permit the lands at the rear of 10/12 Delhi Street to be severed and added to 152 Perth Street.

10/12 Delhi Street currently contains a duplex dwelling and is situated on a long narrow lot backing onto Buells Creek. Currently the rear of the property is being utilized as a gravel parking lot and in use by staff of Four-O-One Security. This parking area has been in place for multiple years however without municipal approvals. The owners would now like to sever the lands from 10/12 Delhi and add the portion of the parking area to 152 Perth Street.

Through the proposed application, it is also requested that the parking area be permitted to remain as a gravel parking lot. For this to occur, 152 Perth Street must also be rezoned to a site specific zone, and for the two properties to be joined, they must have zoning that matches.

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Proposed Amendment to Zoning By-Law 194-94

10/12 Delhi Street & 152 Perth Street, City Of Brockville

Owner: Four-O-One Electric Ltd.

Agent: Robert J. Jordan, Jordan and Wiseman Surveying Ltd.

File: D14-165

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: Neighbourhood Area & Corridor Commercial Area within the Mixed Use Corridor

Existing Zoning (10/12 Delhi Street):	R3 - General Residential Zone
Proposed Zoning (Rear lands 10/12 Delhi Street):	C2 – General Commercial Special Exception Zone

Existing Zoning (152 Perth Street):	C2 - General Commercial Zone
Proposed Zoning (152 Perth Street):	C2 – General Commercial Special Exception Zone

Site Characteristics for 10/12 Delhi Street:

Total Area:	1,016.6 m ² (10,943.0 ft ²)
Frontage – Delhi Street:	15.24 m (50.0 ft.)
Depth:	63.7 m (209.1 ft.)

The subject land currently contains a duplex dwelling, with the rear lands being used as a gravel parking lot by Four-O-One Security Ltd. Access to the Duplex dwelling is from Delhi Street.

Photos of the subject property are attached as **Schedule “B”** to this report.

Site Characteristics for 152 Perth Street:

Total Area:	919.7 m ² (9,900.0 ft ²)
Frontage – Perth Street:	30.48 m (100.0 ft.)
Depth:	30.17 m (99.0 ft.)

The subject land currently contains a 1 ½ Storey Brick Commercial building with residential above. Photos of the subject property are attached as **Schedule “C”** to this report.

Surrounding Land Use:

North: The lands to the north are zoned C2-X6-2 – General Commercial Zone and occupied by a hair salon (Personal Service Establishment).

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Proposed Amendment to Zoning By-Law 194-94**10/12 Delhi Street & 152 Perth Street, City Of Brockville****Owner: Four-O-One Electric Ltd.****Agent: Robert J. Jordan, Jordan and Wiseman Surveying Ltd.****File: D14-165**

North-West: The lands to the west are zoned EP – Environmental Protection, in part and OS – Open Space, in part, and are occupied by Buell's Creek (formerly Mill Pond).

East: the lands to the east, across Perth Street are zoned M3 – Restricted Industrial and are occupied by two (2) mixed-use buildings and the VIA Rail Station.

South-East: The lands to the southeast are zoned C2-X6-3 – General Commercial Special Exception Zone and are occupied by an older three (3) storey brick building with mansard roof.

South: The lands to the south, across the Canadian National Railway right-of-way are zoned C2 – General Commercial Zone and is occupied by Jon's Restaurant with upper floor apartments.

West: The lands to the west are zoned R3 - General Residential Zone and are occupied by a Single Detached Dwelling (14 Delhi Street).

Comments Received are summarized below.

1. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - Does not support the application as all permanent commercial parking lots are to paved with curbing.
2. Conal Cosgrove, Director of Operations
 - No objections to the proposed severance; however, recommends a paved surface due to dust concerns and tracking of gravel onto public roads that often occurs with gravel parking lots.
3. Brent Caskenette, Chief Building Official, Planning Department:
 - If the Outbuilding that is to be relocated exceed 108 square feet, a Building Permit will be required.
4. Greg Healy, Fire Prevention Officer, Brockville Fire Department:
 - No fire safety concerns at this time.

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Proposed Amendment to Zoning By-Law 194-94

10/12 Delhi Street & 152 Perth Street, City Of Brockville

Owner: Four-O-One Electric Ltd.

Agent: Robert J. Jordan, Jordan and Wiseman Surveying Ltd.

File: D14-165

Potential Issues for Discussion:

1. Appropriateness of proposed Special Exception Zone to permit a gravel parking area in a commercial zone.
2. Neighbourhood impacts, if any.

POLICY IMPLICATIONS:

The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS:

A complete application for amendment to City of Brockville Zoning By-law 194-94 has been received, along with an application for consent to sever, including all applicable fees. There are no other financial considerations at this time.

CONCLUSION

A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



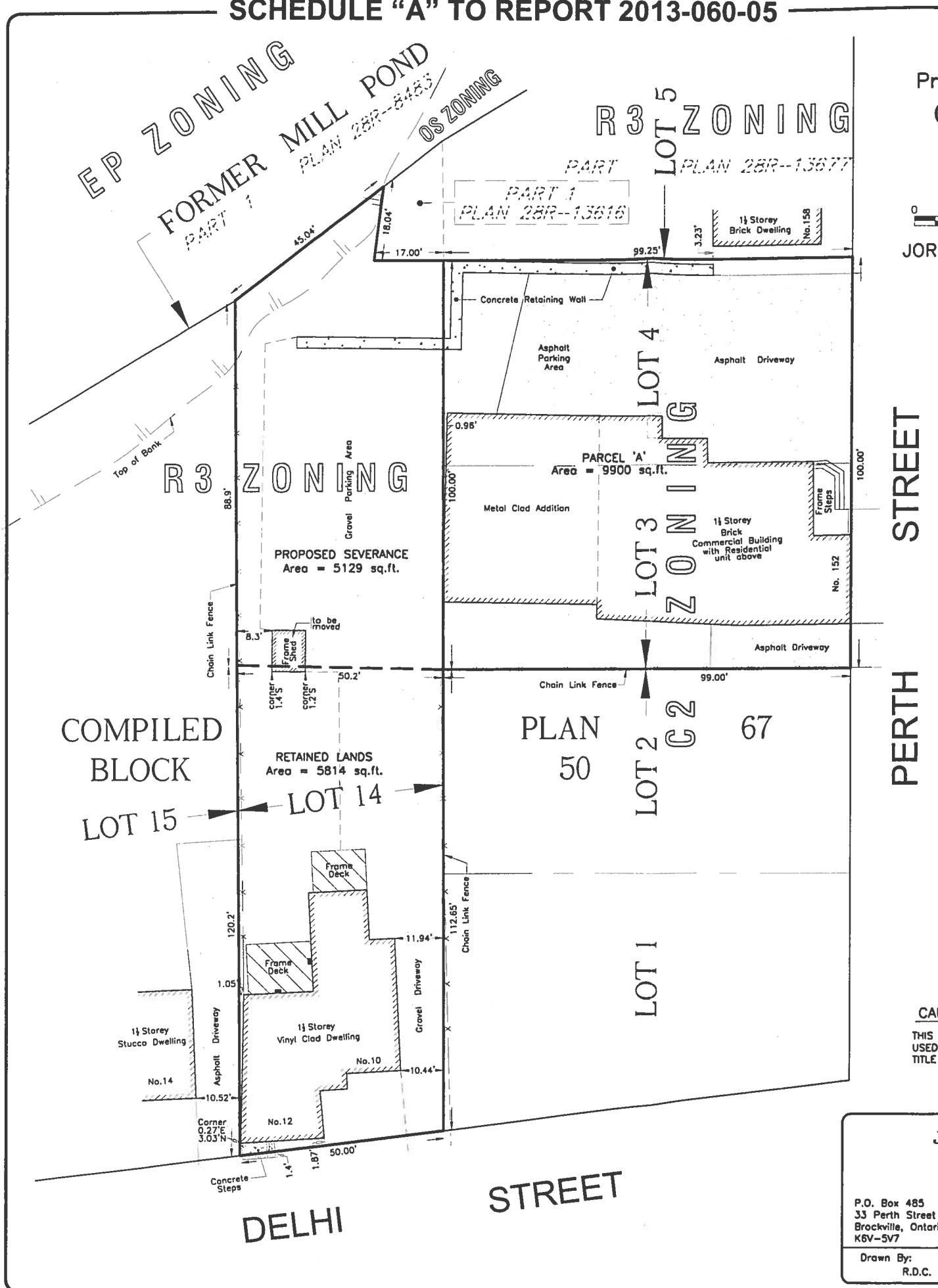
M. Pascoe Merkley, MCIP, RPP
Director of Planning



Andrew McGinnis, MCIP, RPP
Planner II



B. Casselman
City Manager



SCHEDULE "B" TO REPORT 2013-060-05



SCHEDULE "C" TO REPORT 2013-060-05

