



Economic Development and Planning Committee

Tuesday, March 6, 2018, 6:00 pm
City Hall, Council Chambers

Committee Members

Councillor M. Kalivas,
Chair
Councillor J. Baker
Councillor L. Bursey
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

Page

PUBLIC MEETING AGENDA

Report

2 - 19

1. 2018-028-03
Proposed Amendments to the
Official Plan and Zoning By-law 050-2014
100 Stewart Boulevard, Brockville

THAT Report 2018-028-03 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EPD) at a future meeting.

21Feb2018

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 6 MARCH 2018

2018-028-03

**PROPOSED AMENDMENTS TO THE
OFFICIAL PLAN AND ZONING BY-LAW
050-2014, 100 STEWART BOULEVARD,
CITY OF BROCKVILLE**

**D. DICK
DIRECTOR OF PLANNING (Acting)
ANDREW MCGINNIS
PLANNER II**

OWNER: ROYAL BROCK RETIREMENT LIVING INC.

AGENT: KAYLA BLAKELY, NOVATECH

FILES: D09-10 AND D14-028₍₀₅₀₋₂₀₁₄₎

RECOMMENDATION

THAT Report 2018-028-03 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EPD) at a future meeting.

PURPOSE

To provide information for purposes of conducting a Public Meeting under the Planning Act respecting Application for Amendment to the Official Plan for the City of Brockville and Application for Amendment to City of Brockville Zoning By-law 050-2014.

BACKGROUND

On 19 January 2018, Ms. Kayla Blakely, acting as Agent for Royal Brock Retirement Living Inc., Owner of 100 Stewart Boulevard, filed applications for amendment to City of Brockville Official Plan and to City of Brockville Zoning By-law 050-2014, which, if approved, would permit the subject lands to be developed with a new “Apartment Building” without the need to have commercial occupancy on the ground floor.

The lands which are the subject of the application are located on the west side of Stewart Boulevard, south of Central Avenue, north of Schofield Avenue, east of Perth Street, as shown on **Schedule “A”** attached hereto. The site, measuring approximately 2.9 hectares was the former “Skyline Hotel”, “The Royal Brock Hotel” and most recently the “Royal Brock Retirement Residence”. Since 2015, the property has undergone extensive renovations and is now occupied by a 77 unit “Retirement Home” with associated dining lounge, recreational space and a large amount of underutilized parking.

In September 2017 the site received Site Plan Approval for the construction of a Mixed Use and Commercial Building to be located on the property. Due to market trends and research completed by the owner, they have now switched their focus and are

proposing to construct a new Five (5) storey (17.5 metre) apartment building containing Forty Three (43) rental apartment dwelling units. A proposed site plan showing the existing and proposed buildings is attached as **Schedule "B"** to this report. **Schedule "C"**, to this report is a planning rationale completed by the applicant.

ANALYSIS

Zoning and Official Plan Information:

Official Plan:	Mixed Use and Commercial Area within the Mixed Use Node.
Proposed OP Amendment:	Mixed Use and Commercial Area - Site Specific to permit a residential apartment building to be constructed without the requirement to have ground floor commercial space.
Existing Zoning:	C2-9 General Commercial Special Exception Zone
Proposed Zoning:	C2-9 General Commercial Special Exception Zone (amended) to add an Apartment Building at a maximum overall height of 17.5 metres in addition to uses currently permitted in the C2-9 Zone.

Site Characteristics:

Total Area:	13,086.0 m ²
Frontage – Stewart Blvd:	156.7 m
Frontage – Schofield Ave.:	75.0 m
Frontage – Central Avenue:	62.0 m
Frontage – Perth Street:	13.0 m

The subject lands are currently occupied by a Seventy Seven (77) unit "Retirement Home" with associated dining lounge, recreational space and ample amounts of parking. Photos of the subject property are attached as **Schedule "D"** to this report.

Surrounding Land Use:

- North: Lands located to the north (across Central Avenue West) are zoned R6 Multiple Residential Zone; occupied by an older apartment building.
- East: Lands located to the east are zoned R2 – Single Detached Residential Zone; occupied by older single detached dwellings fronting on Stewart Blvd.

South: Lands located to the south are zoned:

R2-Single Detached Residential Zone; occupied by older single detached dwellings fronting on Schofield Avenue and Stewart Blvd.

R5-Multiple Residential Zone; occupied by an older apartment complex fronting on Schofield Avenue.

C1-6 Local Commercial Special Exception Zone; occupied by a personal service establishment.

R3-General Residential Zone; occupied by a semi-detached dwelling.

West: Lands located to the west (on Perth Street) are zoned:

C1-5 Local Commercial Special Exception Zone; occupied by an older stone building permitting a personal service establishment and one apartment unit; or two residential apartment units.

R3-General Residential Zone (immediately adjacent to the Royal Brock property and across Perth Street at Central Avenue West); occupied by older single detached residential dwelling units.

R3-General Residential Zone (west side of Perth Street); occupied by a mix of older residential dwelling units.

R5-Multiple Residential Zone (west side of Perth Street); occupied by an older twelve (12) unit apartment building.

Comments Received are summarized below:

1. Sandra MacDonald, City Clerk, Clerks Office
 - No comment at this time.
2. Brent Caskenette, CBO, Building Services Division, Planning Department:
 - No concerns.
3. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - Not opposed to the applications.
4. Conal Cosgrove, Director of Operations, Operations Department:
 - No comments with respect to the applications.

-
5. Greg Healy, Chief Fire Prevention Officer
 - No concern with the proposed amendments.
 6. Scott Fraser, Chief of Police
 - No issues.
 7. Brockville Municipal Accessibility Advisory Committee, Doug Hone
 - No concern. We support this project.
 8. Ministry of Transportation, Stephen Kaputsa MCIP, RPP
 - No concerns. The development is just outside our control area.
 9. Hydro One, Local, Krista Gannon
 - No issues with the application.
 - 44kv connection may be required due to projected customer loading.
 10. Enbridge – North York, Alice Coleman – Municipal Planning Coordinator
 - No objection.
 11. Neighbour
 - The proposal appears to be attractive and should enhance our neighbourhood and benefit the seniors of the community.
 - Concerns:
 - A solid fence (not chain link) would be erected around the perimeter of the construction site to stop the dust and garbage from leaving the site. Construction materials and garbage was an issue in the neighbourhood when the existing building was being renovated and we did contact the city to register a complaint. The situation did improve. We are now trying to be proactive so that a similar situation does not exist for the duration of this project.
 - The sewer system can handle the increased load, including rainwater runoff, without causing any hardship or inconvenience to the neighbourhood.
 - Construction would take place during reasonable daytime hours.
 - No excessive lighting be installed, both during construction or as a permanent feature of the building that would shine into neighbouring properties.
 - We would be notified well in advance of any events that would impede our access to our homes and driveways, and that any damage to any of our property caused by any aspect of the project be repaired or replaced.

Potential Issues for Discussion:

1. Appropriateness of the requested Official Plan Amendment to not require ground floor commercial occupancy;
2. Appropriateness of the requested Zoning By-law Amendment to permit an "Apartment Building" at a maximum height of 17.5 metres;
3. Compatibility of proposed use with the surrounding neighbourhood; and,
4. Parking and traffic.

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 amendments.

FINANCIAL CONSIDERATIONS

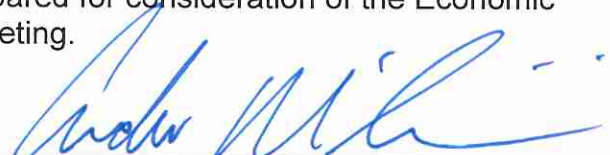
A complete application for Amendment to City of Brockville Official Plan and Amendment to the City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. Any additional costs relating to the re-designation, rezoning, servicing the lands and construction of the new building is the responsibility of the owner.

CONCLUSION

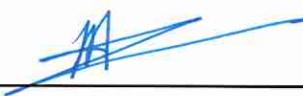
A Report on this matter, including a detailed analysis of the proposed amendments, review and consideration of the issues raised at the Public Meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



David Dick, CPA, CA
Director of Corporate Services and
Director of Planning (Acting)

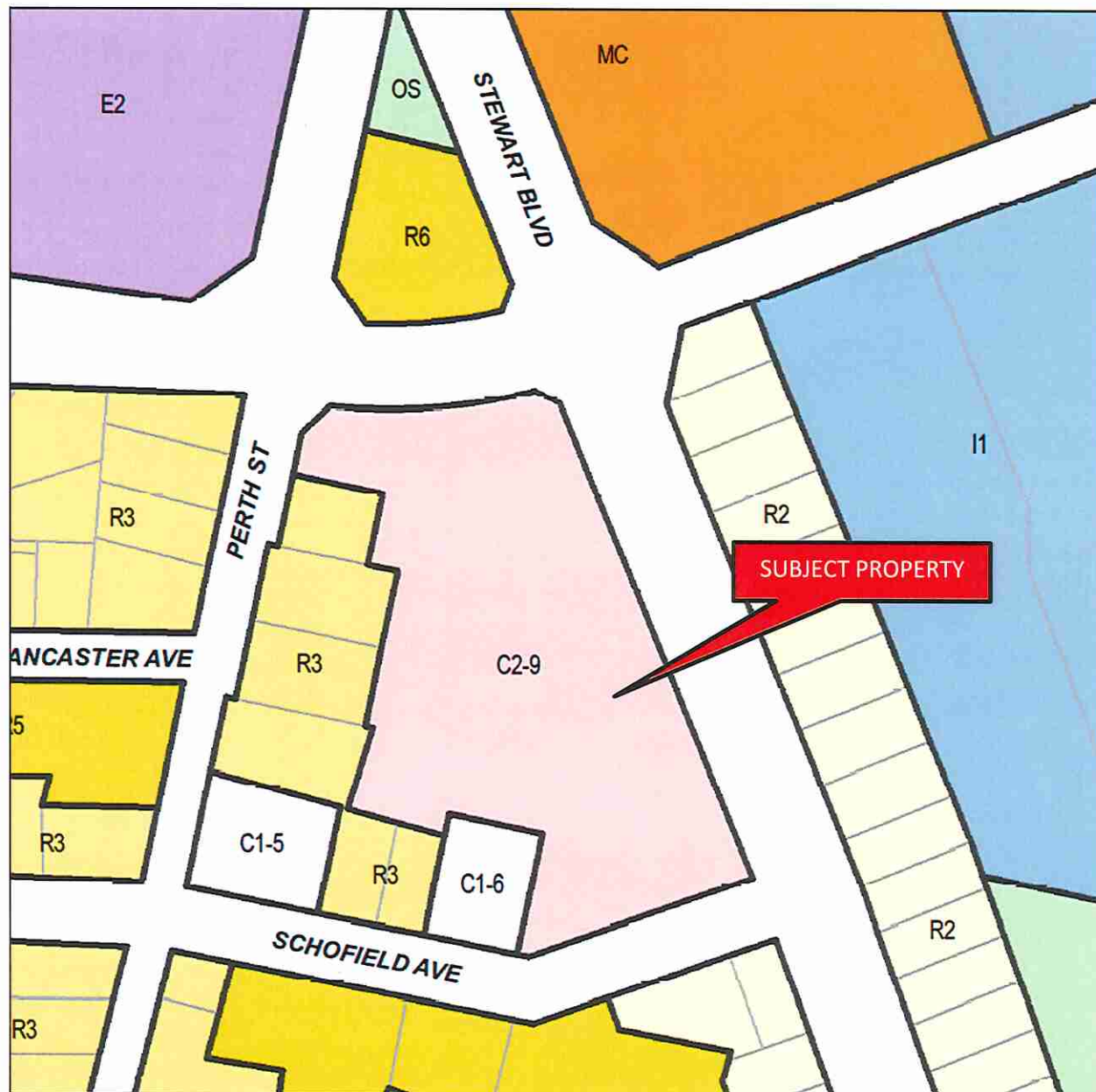


Andrew McGinnis, MCIP, RPP, Dipl.M.M.
Planner II



B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2018-028-03



A-SP 19

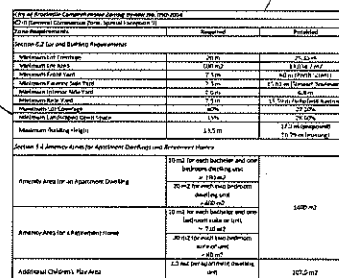
A	GENERAL MAN W/2 P/2 on duty
J	GENERAL MAN W/2 P/2 on duty
F	GENERAL MAN W/2 P/2 on duty
I	GENERAL MAN W/2 P/2 on duty
E	GENERAL MAN W/2 P/2 on duty
No.	210000

NOTES:

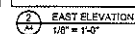
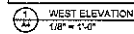
1. All dimensions are to be **allow**. Measurements or ending be reported prior to work on ordering of materials.
2. All work to be in **metric** (Metric Building Code, latest)
3. All interior dimensions are **approximate** based
4. Drawings to be read as **cc** mechanical and structural drawings

JOB # 1548	DRAWING # 305
DATE AUGUST 2017	SCALE 1:300

A-SP 19

[illegible]

100 Stewart Blvd
Brockville, ON
K6V 4W3

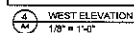
2005 HARDWARE LIST

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| A-1 | 1/2 PAIR BALL BEARING WINCHES | M-1 | SURFACE MOUNTED S |
| B-1 | 1/2 PAIR DOCK LIFTING WINCHES | N-1 | SURFACE MOUNTED S |
| C-1 | 1/2 PAIR DOCK LIFTING WINCHES | O-1 | FORBIDDEN WEATHER |
| D-1 | 1/2 PAIR DOCK LIFTING WINCHES | P-1 | FORBIDDEN WEATHER |
| E-1 | 1/2 PAIR DOCK LIFTING WINCHES | Q-1 | FORBIDDEN WEATHER |
| F-1 | 1/2 PAIR DOCK LIFTING WINCHES | R-1 | FORBIDDEN WEATHER |
| G-1 | 1/2 PAIR DOCK LIFTING WINCHES | S-1 | FORBIDDEN WEATHER |
| H-1 | 1/2 PAIR DOCK LIFTING WINCHES | T-1 | FORBIDDEN WEATHER |
| I-1 | 1/2 PAIR DOCK LIFTING WINCHES | U-1 | FORBIDDEN WEATHER |
| J-1 | 1/2 PAIR DOCK LIFTING WINCHES | V-1 | FORBIDDEN WEATHER |
| K-1 | 1/2 PAIR DOCK LIFTING WINCHES | W-1 | FORBIDDEN WEATHER |
| L-1 | 1/2 PAIR DOCK LIFTING WINCHES | X-1 | FORBIDDEN WEATHER |
| M-1 | 1/2 PAIR DOCK LIFTING WINCHES | Y-1 | FORBIDDEN WEATHER |
| N-1 | 1/2 PAIR DOCK LIFTING WINCHES | Z-1 | FORBIDDEN WEATHER |
| O-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |
| P-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |
| Q-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |
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| V-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |
| W-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |
| X-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |
| Y-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |
| Z-1 | 1/2 PAIR DOCK LIFTING WINCHES | | |

- GOLT TOP
GOLT BOTTOM
STRAPPING
WAVE
MAGNETED
COUNTED
10
KING
DE
MI



3 WEST ELEVATION
1/8" = 1'-0"

[illegible]

NOTES:

1. All dimensions are to be checked on site. Discrepancies or omissions should be reported prior to work on site or ordering of materials.
2. All work is to be in accordance with the Ontario Building Code, latest edition.
3. All interior dimensions are to face of gypsum board.
4. Drawings to be read in conjunction with mechanical and structural drawings.

JOB # 1546	DRAWING BY VW
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DATE	SCALE
MAY 2017	1/8" = 1'-0"

	11
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A4

**PROPOSED 5
STOREY SENIOR'S
APARTMENT
BUILDING**

100 Stewart Blvd
Brockville, ON
K4V 4W3

SUSAN D. SMITH ARCHITECT
1114 Gladstone Avenue
Ottawa, Ontario
K1Z 8L2
613-723-5327
sds@magma.ca

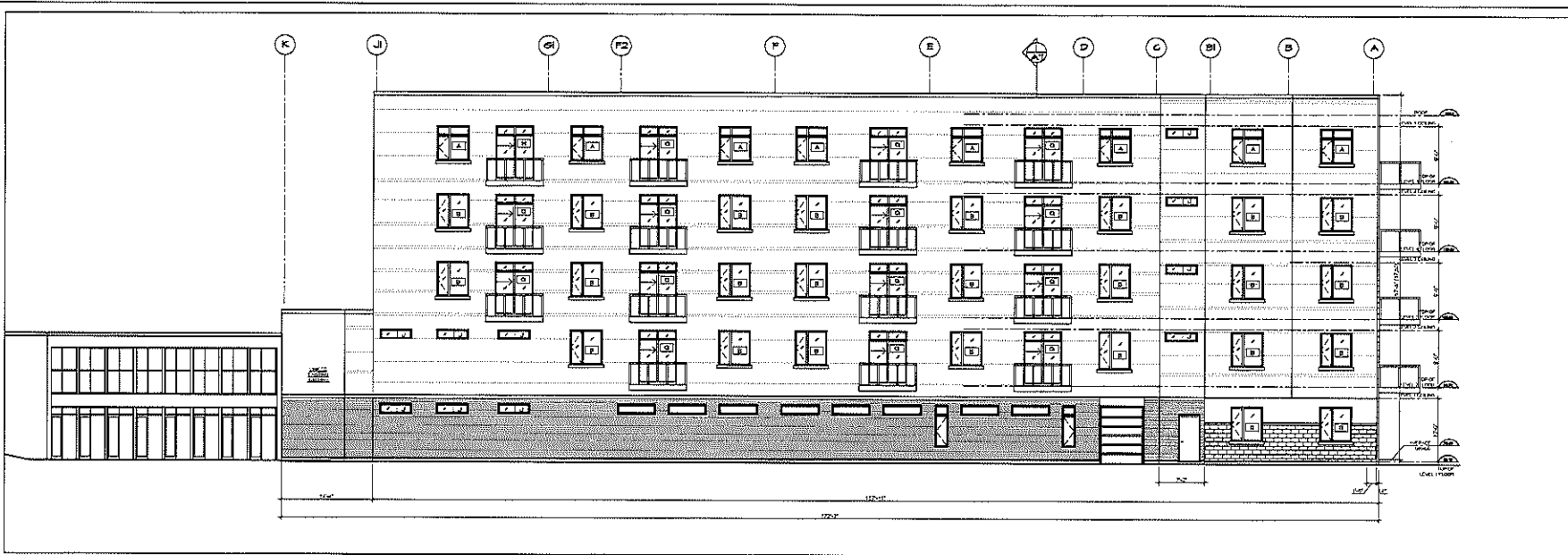
1	Architect and client agreement	REV 01/2017
2	Architect and client agreement	REV 01/2017
3	Architect and client agreement	REV 01/2017
4	Architect and client agreement	REV 01/2017
5	Architect and client agreement	REV 01/2017
6	Architect and client agreement	REV 01/2017
7	Architect and client agreement	REV 01/2017
8	Architect and client agreement	REV 01/2017
9	Architect and client agreement	REV 01/2017
10	Architect and client agreement	REV 01/2017

NOTES:
1. All dimensions are to be checked on site. Dimensions or specifications should be reported prior to work on site or before any construction.
2. All work to be in accordance with the Ontario Building Code, latest edition.
3. All interior dimensions are to face of drywall board.
4. Drawings to be read in conjunction with mechanical and structural drawings.

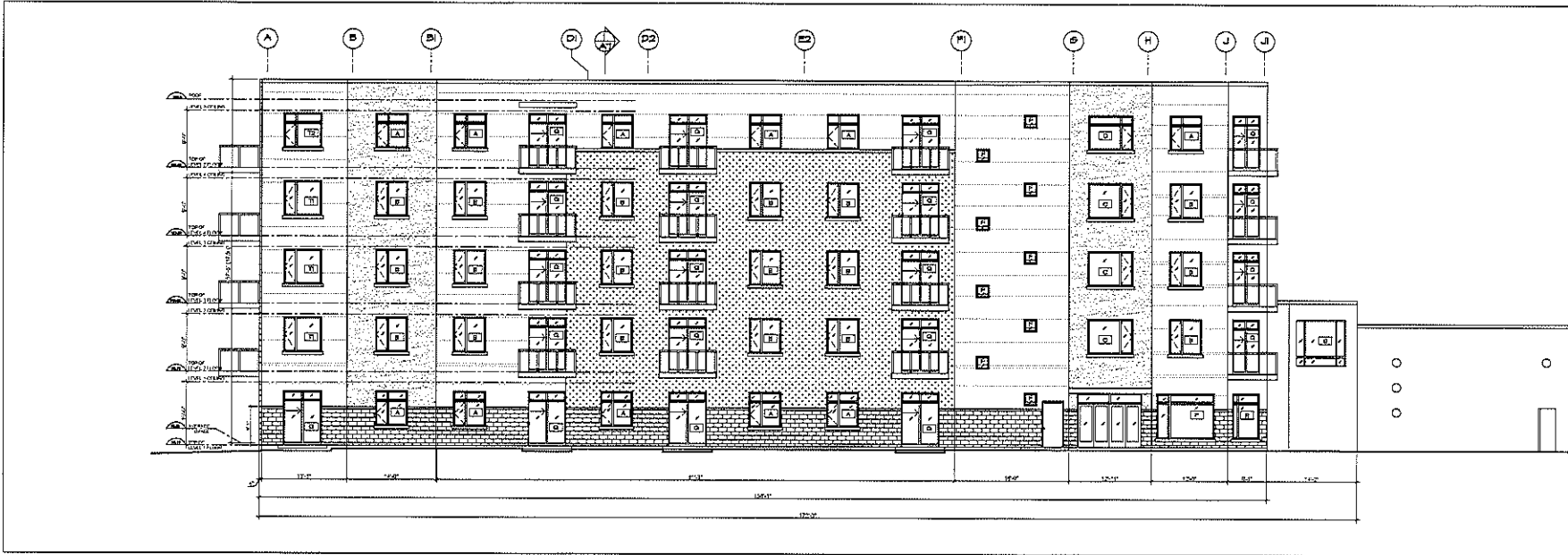
**NORTH & SOUTH
ELEVATION**

JOB # 1546
DATE MAY 2017
DRAWING BY VW
SCALE 1/8" = 1'-0"

A5



1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



January 18, 2018

City of Brockville
Planning Department
1 King Street West, P.O. Box 5000
Brockville, ON K6V 7A5

Attention: David Dick, CPA, CA, Acting Director of Planning

Dear Mr. Dick:

**Reference: 100 Stewart Boulevard
Applications for Official Plan Amendment and Zoning By-law Amendment
Planning Rationale
Our File No. 115146**

Novatech has been retained to file applications for official plan amendment and zoning by-law amendment on behalf of Royal Brock Retirement Living Inc. for the property known municipally as 100 Stewart Boulevard. This Planning Rationale has been prepared in support of these applications which propose amendments to the City's Official Plan and Zoning By-law in order to accommodate the development of a five-storey senior's apartment dwelling on the subject lands. The following letter outlines the various aspects of the proposal, demonstrates how the proposed development is consistent with the Provincial Policy Statement and provides the rationale for the requested amendments.

Accompanying this letter are the following items:

- Application for Amendment to the Official Plan;
- Application for Amendment to the Zoning By-law;
- Site Plan, Susan D. Smith Architect, Drawing A-SP1;
- Elevations, Susan D. Smith Architect, Drawings A4 & A5;
- Floor Plans, Susan D. Smith Architect, Drawings A1 – A3;
- Cheque in the amount of \$3,475 for the concurrent applications.

Copies of the above-noted architectural drawings will be provided in PDF format separately by email.

Site Description & Neighbourhood Context

The subject property is located on the west side of Stewart Boulevard, between Central Avenue and Schofield Avenue, and is legally described as Part of Lot 2 on Registered Plan 238, Lots C and D and Part of Lot B on Registered Plan 245, and Part of Park Lot D, Block 40 on Registered Plan 67, in the City of Brockville, County of Leeds. The site has a lot area of approximately 13,034.2 m² (1.3 ha) and lot frontages of approximately 157 m along Stewart Boulevard, 75 m along Schofield Avenue, 62 m along Central Avenue and 13 m along Perth Street. For the purposes of this letter, Stewart Boulevard is regarded as travelling in a north-south orientation.



The subject property is currently occupied by a five-storey retirement residence known as Royal Brock Retirement Living. The building was recently renovated and converted from a former hotel use, and now includes a total of 77 retirement suites and offers various services and amenities to the residents. The property was also recently the subject of a site plan application to permit the development of a four-storey mixed commercial/residential building containing four commercial units on the ground floor and 29 residential units on the upper floors. Approval was received in September 2017 for the construction of the new linked-building to be situated to the south of the existing retirement residence and connected to the existing building by means of a two-storey link. The balance of the property consists of landscaped open space, amenity area and surface parking areas which accommodate a total of 148 parking spaces, all for use by residents and visitors of both the existing and future buildings.

The subject lands abut and are oriented towards Stewart Boulevard which is a major transportation corridor and recognized as a gateway to the City as it connects the Stewart Boulevard and Highway 401 interchange to the downtown/waterfront area. The existing type of development along this corridor consists primarily of a mix of residential and commercial uses. The form of development immediately opposite to the subject property along Stewart Boulevard is characterized as low-density residential uses in the form of predominantly single-detached dwellings. Opposite to the site along both Central Avenue and Schofield Avenue is residential development ranging from single detached dwellings to low-rise apartment building. The abutting properties to the west are currently occupied by single-detached dwellings and personal service establishments.

The subject property, along with the abutting lands to the north and south along Stewart Boulevard, are designated as Mixed Use and Commercial Area and are within the Stewart Boulevard/Highway 401 Gateway Mixed Use Node as shown on Schedule 1 to the City of Brockville Official Plan. The subject property is zoned C2-9 (General Commercial Zone, Special Exception Zone 9) as shown on Schedule A to the City of Brockville Comprehensive Zoning By-law. Special Exception 9 Zone, as recently amended, establishes that "the uses permitted in the C2-9-General Commercial Special Exception Zone shall be those uses permitted in the C2 Zone and a retirement home".

Proposed Official Plan and Zoning By-law Amendments

Amendments to the City's Official Plan and Zoning By-law are required in order to accommodate proposed modifications to the presently approved plans for the new linked-building to be constructed to the south of the existing five-storey retirement home building. The owner wishes to construct a five-storey, exclusively residential use building to be marketed and managed as senior's rental apartment units. It is intended that the four ground-floor commercial units be replaced with four residential units, and a fifth storey be constructed to accommodate ten additional residential units, for a total of 43 dwelling units. The site would function as one complex providing housing options for senior/retired residents in the form of both retirement suites and full dwelling units, with access to shared amenity and recreational areas, as well as optional services, including food preparation and personal and assistive care available to all residents.

Amendments to the Official Plan relating to permitted use and minimum ground floor height for new development within the Mixed Use and Commercial Area are being requested to permit the proposed five-storey senior's apartment building. Additionally, amendments to the Zoning By-law relating to permitted use and maximum permitted building height within the C2-9 Zone are required.



Proposed Official Plan Amendment

The purpose of the official plan amendment application is to add a Site Specific Policy Area (SSPA) under Section 4.5.4 of the Official Plan in order to recognize an exclusively residential use building as a permitted use on the subject lands. It is proposed to amend the Official Plan to introduce the following policy in Section 4.5.4 and amend Schedule 6 accordingly:

"SSPA 4.5.4.X is identified on Schedule 6 and relates to those lands known as 100 Stewart Boulevard. Notwithstanding the policies of Sections 3.4.1.5 and 4.5.2.2 of this Plan, where a use permitted pursuant to Section 4.5.2.3 of this Plan is located on the subject lands, residential uses may be located on the ground-floor of a residential use building, and shall have a minimum ground floor-to-floor height of 3.5 m."

This proposed policy would permit medium and high density residential development on the subject lands provided a use described in Section 4.5.2.3 as "special needs housing, senior citizen's homes or similar housing facilities for senior citizens, including nursing homes" is also located on the subject lands. Additionally, the requested minimum ground floor height of 3.5 m would allow for the floor elevations of the proposed building to match those of the existing building in order to facilitate the construction of the link between buildings.

Although the above policy would permit a residential use building on the subject property, the proposed amendment maintains the ability to introduce mixed-use, commercial, and other forms of development permitted in the Mixed Use and Commercial Area in the future.

Proposed Zoning By-law Amendment

The purpose of this zoning by-law amendment application is to add an apartment dwelling as a permitted use within the C2-9 zone, and request an increased maximum permitted building height of 17.5 m. It is the intent that the existing exception zone text remain, however, be modified as follows:

"The uses permitted in the C2-9 Zone shall be those uses permitted in the C2 Zone, a retirement home and an apartment dwelling. The maximum building height within the C2-9 Zone shall be 17.5 metres."

The requested modification to the C2-9 Zone would accommodate the addition of a fifth storey to the planned four-storey building and allow for an apartment dwelling to form part of the retirement residence complex in order to offer fully-independent dwelling units for senior residents. As amended, the C2-9 Zone would continue to permit commercial uses, as well as mixed commercial/residential buildings, in the event that the owner wishes to pursue commercial development in the future.

Planning Policy Analysis

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) came into effect on April 30, 2014, and provides policy direction on matters of provincial interest, including policies that promote building strong sustainable communities, managing resources, and protecting public health and safety.

Section 1 of the PPS sets out policies on building strong and healthy communities, notably policies which promote growth and development within settlement areas, including intensification within built-



up areas. These policies also require that land use patterns be based on densities and a mix of land uses which efficiently use land, available infrastructure and public service facilities, and are supportive of transit and active transportation. Further, Section 1 encourages the provision of an appropriate range and mix of housing types and densities, including affordable housing and housing for older persons, to meet requirements for current and future residents.

The proposed development responds favourably to these policies by promoting the intensified use of the site in a manner which is appropriate within the context of the surrounding land uses and which efficiently uses existing infrastructure and public service facilities. The proposal represents an opportunity for intensification in the form of medium-density residential development in a suitable location which well serviced by the local transit system and existing active transportation networks. Further, the provision of rental senior's apartment units contributes to a range of affordable housing options designed for senior residents which promotes aging-in-place within the community.

Section 2 of the PPS sets out policies for the protection of natural heritage, water, agriculture, minerals and petroleum, mineral aggregates, and cultural resources, all for their economic, environmental and social benefits. Section 3 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards. These interests of the PPS have been reviewed in the context of the site location, and it has been determined that the proposed development does not conflict with provincial interests in Sections 2 or 3 of the PPS.

Based on the foregoing, the proposal is consistent with the relevant policies of the Provincial Policy Statement.

City of Brockville Official Plan (2012)

The City's Official Plan identifies the property at 100 Stewart Boulevard as within the Mixed Use and Commercial Area designation, and forming part of the Stewart Boulevard/Highway 401 Gateway Mixed Use Node. The policies of Section 3.2.2.1 of the Plan speak to Mixed Use Nodes and Corridors, and provide that these areas are to be the logical focus for intensive development over time. As a secondary mixed-use node, the Stewart Boulevard / Highway 401 Gateway will accommodate mixed employment, retail commercial, hotel/motel accommodations, community uses, and mixed density residential uses within a streetscape design that celebrates the importance of the area as the "doorstep" for the City from Highway 401.

Directing higher density development to Mixed Use Nodes such as the Stewart Boulevard/Highway 401 Gateway efficiently use of land, infrastructure and services, and promotes continuous growth in a manner which is respectful of surrounding mature neighbourhoods. The proposed apartment and retirement home uses are compatible with adjacent land uses, and the level of density is appropriate for the site given its location along a major transportation corridor with access to transit. The development represents a density of approximately 92 units per hectare, which contributes to the City's residential intensification targets for infill development and development of vacant or underutilized land in built-up areas.

Section 4.5 of the Official Plan provides policy direction relating to the Mixed Use and Commercial Area designation, and Section 4.5.2 addresses permitted uses within this designation. Policy 3 under Section 4.5.2 supports the development of special needs and senior citizen's housing, in accordance with Section 4.4.3.21 of the Plan which speaks to design criteria for medium density residential uses. Although the existing retirement home building is permitted pursuant to this policy, the proposed



senior's apartment building comprises dwelling units and is, therefore, subject to Policy 2 regarding medium and high density residential uses. Policy 2 provides that medium and high density residential uses are permitted within the Mixed Use and Commercial Area, provided they are located above ground-floor commercial uses and designed in accordance with the policies of Section 4.5.3.3 relating to built form criteria.

It is proposed to amend the designation of the property such that residential development be permitted without the requirement for ground-floor commercial uses, provided a use described in Policy 3 is also located on the subject lands. This approach allows for development which responds to present market demands, while maintaining the overall intent of the Plan to provide for a range of commercial and residential uses in higher density mixed use nodes.

As there is currently a surplus in vacant commercial units in the immediate area and throughout the City, the proposal will provide senior's housing to accommodate current demand for retirement units, while maintaining the ability to introduce commercial uses on the site in the future as demand for these units increases over time. This is in keeping with the planned function of the Stewart Boulevard/Highway 401 Gateway and supports to policies of the Plan which encourage the provision of a mix of housing options, particularly to cater to the needs of the aging population.

Sections 3.4.1 and 4.5.1 of the Plan outline land use, built form and urban design objectives of the City to promote safe and attractive neighbourhoods. The site design responds to these criteria by proposing a compatible built form in terms of height, massing, orientation and character, and providing appropriate setbacks, ample landscaping and buffering, safe access, adequate servicing, high-quality amenity areas, and appealing streetscapes.

Section 3.4.1.3 provides criteria to ensure building heights are compatible with neighbouring land uses and that development provides a suitable transition to adjacent stable residential neighbourhoods. Both the proposed and existing buildings on the subject site respect the 45-degree angular plane requirements under this Section, and are well set back from adjacent lot lines to ensure there are no adverse impacts on adjacent development. Further, the use of architectural treatments, including various cladding materials and balconies arranged in columns along the façades, contribute to architectural interest and aid in breaking up the façades to complement the adjacent built form.

Section 3.4.1.5 relates to ground floor heights for new development in the Mixed Use and Commercial Area, and requires a minimum ground floor height of 4.5 m to ensure consistent heights among buildings and allow for the conversion of ground floor residential uses to commercial/retail or office uses. A minimum ground floor height of 3.5 m is proposed in the case of the apartment dwelling for structural and accessibility reasons. Due to the grading of the subject property which slopes significantly downward to the south, the two-storey link between the existing and proposed buildings will connect the ground and second floors of the new building to the basement and ground floors of the existing building. In order to match floor elevations, a floor-to-floor height of approximately 3.5 m is required to ensure function and barrier-free access. As residents of the new apartment building will be encouraged to utilize the amenities and services provided within the retirement home building, level access between buildings is important for accessibility considerations. Permitting a reduced minimum ground floor height also minimizes the overall height of the building such that it remains below the top of the existing retirement home building.

Although the ground floor of the proposed building would have a minimum height of 3.5 m, the façade incorporates significant glazing, including large windows, a prominent main entrance and several secondary entrances to the ground floor units, as well as enhanced building articulation to provide



visual interest along the front façade. Further, as the building is set back from Stewart Boulevard by approximately 16 m and is separated by the front parking area and considerable landscaping and plantings, the ground floor height will not disrupt patterns of height and use at grade established over time as adjacent properties are developed in accordance with the Mixed Use and Commercial Area policies.

The proposed amendments to the Official Plan are desirable in order to permit the senior's apartment dwelling use, which is in general accordance with the overall policy direction and design objectives of the Plan which support compatible higher density development within Mixed Use Nodes and Mixed Use and Commercial Areas. The Stewart/Highway 401 Gateway is envisioned as a focal point for growth and development, and contemplates medium and high density residential uses as a permitted form of development, provided the ground-floor consists of commercial uses. The proposed amendment will modify the policies of the Plan as they relate to the subject site to remove the requirement for ground-floor commercial units within a residential building and reduce the minimum ground floor height requirement, provided the residential building is located on lands also occupied by a use characterized as special needs housing, senior citizen's homes or similar housing facilities for senior citizens. This amendment does not prevent the development of commercial or mixed-use buildings in the future, it merely does not oblige commercial units within the proposed senior's apartment building so long as it forms part of a complex which provides housing for the senior or special needs demographic.

City of Brockville Comprehensive Zoning By-law No.050-2014

Schedule A to the City of Brockville Zoning By-law identifies the zoning of the subject lands as C2-9 (General Commercial Zone, Special Exception Zone 9) which permits a range of non-residential uses, in addition to some residential uses including a retirement home use and apartment units forming part of a mixed commercial/residential building. It is proposed to modify the zoning provisions of the By-law as they relate to the subject property to add an apartment dwelling as a permitted use, and permit a maximum building height of 17.5 m.

The Zoning By-law permits private bedroom and living units within a retirement home use, however, does not contemplate the provision of dwelling units within a use of this nature. The 77 existing suites within the retirement home are permitted in accordance with the definition for a retirement home, however, as the proposed new units contain cooking facilities, they are considered dwelling units. As dwelling units cannot form part of a retirement home as per the zoning definition, and further as such units are located within an exclusively residential use building, an amendment is required to permit an apartment dwelling use on the subject property. The inclusion of an apartment dwelling is in keeping with the predominantly residential neighbourhoods surrounding the site, notably to the east, west and south, and achieves a level of density expected for this area of the City. Further, the development provides a buffer between the commercial uses developed primarily north of Central Avenue within the Stewart Boulevard/Highway 401 Gateway, and the low-profile residential uses along Stewart Boulevard extending south towards Front Avenue.

As there is currently limited demand within the City for commercial space, an exclusively residential use building would be more appropriate at this time to promote growth and intensification. The zoning for the subject site, as amended, would continue to permit commercial and non-residential uses should development of this nature be pursued in the future.



The proposed 43-unit senior's apartment dwelling has been designed to comply with all provisions and performance standards relating to apartment dwellings under Sections 3 and 6 of the Zoning By-law, with the exception of the provision of Section 6.2 which establishes a maximum permitted building height of 13.5 m within the C2 zone. It is proposed to construct the new linked-building with a maximum height of approximately 17.5 m, as measured from the average finished grade along the front façade of the building to the top of the roof parapet. The existing retirement home building on the property is legally non-complying with respect to building height and has an overall height of approximately 17 m as measured from adjacent finished grade. Although similar in height, the new linked building will appear as nearly a full storey lower than the existing building due to the significant geodetic elevation variation of the site.

The requested increase in height would permit the addition of a fifth storey to the approved four-storey building and would bring the existing retirement building into compliance with the Zoning By-law in terms of height. Further, the additional height would allow for increased residential density in a location which is well suited to accommodate intensification. The development provides significant setbacks from all lot lines and incorporates ample landscaping and plantings along the adjacent street frontages, as well as 2 m high privacy fencing along shared lot lines, to ensure the development is respectful of the abutting and adjacent residential built form.

In closing, the proposed official plan and zoning amendments are desirable as they will facilitate the development of the linked apartment building and retirement home complex; one of its strongest attributes being that it will provide both housing and support services options for Brockville seniors, ranging from fully-independent living in conventional apartment units through to a significant level of support within the suites contained in the retirement home. Through the provision of a range of options in the continuum of housing/care services, the complex will facilitate aging in place for seniors and the elderly, rather than obliging them to move as their needs change over time.

Thank you for your review and consideration of these applications. Please do not hesitate to contact me should you require any additional information or clarification with respect to that provided.

Yours truly,

NOVATECH

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Planner

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SCHEDULE "D" TO REPORT 2018-028-03



