



Economic Development and Planning Committee

Tuesday, May 15, 2007

City Hall – Upstairs Boardroom

COMMITTEE MINUTES

ROLL CALL

COMMITTEE MEMBERS:

Councillor M. Kalivas, Chair
Councillor G. Beach

ABSENT:

Councillor J. Baker

OTHER COUNCILLORS:

Councillor S. Williams

STAFF:

Ms. J. Amini, Administrative Coordinator, Clerk's Office (Recording Secretary)
Ms. M. Pascoe Merkley, Director of Planning
Mr. Andrew McGinnis, Planner II
Ms. S. Seale, City Clerk

OTHERS:

Bruce Lounsbury

The Chair called the meeting to order at 3:30 p.m.

1. **2007-085-05**
 PROPOSED AMENDMENTS TO THE OFFICIAL PLAN
 AND TO ZONING BY-LAW 194-94
 6 COURT TERRACE, CITY OF BROCKVILLE
 APPLICANT: BRUCE LOUNSBURY
 FILE: 266-80, D14-118

Moved by: Councillor Beach

1. THAT Council for the Corporation of the City of Brockville adopt Official Plan Amendment No. 80 respecting lands described as Part of Lot 15, Concession 2, being Part 1 on Reference Plan 28R-1838, a portion of Part 1 on Reference Plan 28R-7206, and Part 1 on Reference Plan 28R-12476, City of Brockville, County of Leeds (6 Court Terrace) to add a new subsection, 7.2.1.9, being a site specific policy to permit the subject property to be used in part for the administrative offices of an Industrial firm as well as for residential dwelling unit(s).
2. THAT Zoning By-law 194-94 be amended to rezone lands described as Part of Lot 15, Concession 2, being Part 1 on Reference Plan 28R-1838, a portion of Part 1 on Reference Plan 28R-7206, and Part 1 on Reference Plan 28R-12476, City of Brockville, County of Leeds (6 Court Terrace) to R4-X2-9-General Residential Site Specific Zone to permit the first and second levels of the building on the subject property to be utilized for the administrative offices of an industrial firm, as well as other uses permitted in the R4 Zone with parking to be provided for the residential units at a rate of one space per unit and that a minimum of five parking spaces in total be provided on the site at all times.
3. THAT cash-in-lieu of parking be required for any deficiency in parking created by the conversion of residential units in the building at 6 Court Terrace to the administrative offices of an industrial firm.
4. THAT an Encroachment Agreement be authorized for a barrier free access ramp on Church Street along the north face of 6 Court Terrace, upon receipt of the requisite application and fee.
5. THAT approval-in-principle be given to an amendment to Sign By-law 84-89 with respect to the installation of a heritage-style sign at 6 Court Terrace for business identification.

CARRIED

Mr. Lounsbury noted that a misunderstanding had taken place as he was under the impression that the cash-in-lieu of parking was an annual fee and as such did not feel that it was justified. He noted that upper floors of the building will remain residential units, with each unit being allocated 1 parking space. The main floor will be for office use with only 3 employees working on a permanent basis, and no clientele attending the building. As such, he does not anticipate that the building will require more than the 5 spaces that currently exist. If additional parking is required, arrangements have been made with the First Presbyterian Church to lease a portion of its parking lot. If in the future, the second floor is converted to office space, he would be the one occupying that space and as such, would park at the church. He noted that he is more receptive now to cash-in-lieu of parking as it has been clarified that it would be a one time payment only.

Councillor Kalivas explained to Mr. Lounsbury that these dollars are used to create additional parking in the downtown and is pleased that the company has made additional parking arrangements.

Councillor Beach noted that at the previous EDP meeting, Ms. Lounsbury had left the impression that 4 employees would be working on the main floor. Now that it has been clarified that only 3 employees would be at this location, it would leave the premises with a full lot.

Councillor Williams stated that the City does not have control with respect to a lease agreement between private parties and feels that the cash-in-lieu of parking is the best option and a further payment may be required at a later date should an expansion occur.

Kalivas asked if the City has waived cash-in-lieu of parking payments in the past. Ms. Pascoe Merkley noted that applications have, from time to time, been made to the Committee of Adjustment to ask for minor variances which could reduce the number of required parking spaces. There was one instance when the Committee of Adjustments had reduced the number of parking spaces required, however a cash payment was still also required.

Councillor Kalivas agreed that the Committee should not move away from a cash-in-lieu of parking agreement. Ms. Pascoe Merkley noted that the Committee could reduce the number of required parking spaces to 6 by applying one parking space to each residential unit and the commercial space would be met by applying the parking standards which would equate to 4 spaces, resulting in a shortage of 1 parking space. This would not be inconsistent with what we have seen with other developments. She suggested that the zoning include that a minimum of 5 parking spaces be maintained on the property at all times.

2. **ADJOURNMENT**

The meeting adjourned at 3:55 p.m. The next regular meeting of the Economic Development and Planning Committee is scheduled for the week of June 18th, 2007.