



Economic Development and Planning Committee

Tuesday, March 6, 2018, 4:15 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

Page

COMMITTEE AGENDA

Disclosure of Interest

Delegations and Presentations

- | | |
|--------|---|
| 5 - 8 | 1. Tourism Office Relocation
(Katherine Hobbs, Manager Brockville Tourism) |
| 9 - 13 | 2. Electronic Message Board - Tourism Building
(Katherine Hobbs, Manager Brockville Tourism) |
| | 3. Municipal Accommodation Tax
(Pamela Robertson, Chamber of Commerce) |
| 14 | 4. Trinity Church (former)
(Mark Arthur Smith) |
| 15 | 5. Municipal Accommodation Tax
(Hussein Hvalji, Brockville Hotel Association) |

Correspondence

- | | |
|---------|-------------------------------------|
| 16 - 17 | 1. Impost Fees
Andrew Rutherford |
|---------|-------------------------------------|

THAT the correspondence from A. Rutherford regarding Impost Fees be received.

Economic Development and Planning Committee
March 6, 2018

Reports from Boards and Committees

Nil.

Staff Reports

- 18 - 22 1. 2018-021-03
 Municipal Accommodation Tax Allocation

THAT the Municipal Accommodation Tax become effective May 1, 2018;

THAT the funds be used to fund the amount of the Tourism Contract and the balance of the funds be allocated as follows: 54% to Brockville Tourism for enhanced marketing, 29% to City of Brockville for tourism-related expenses, 17% to the Tourism Advisory Committee to be used for grants for tourism-related initiatives;

THAT any applicable third-party audit fees be funded from the Municipal Accommodation Tax; and

THAT the necessary bylaw be adopted.
- 23 - 25 2. 2018-020-03
 2019 Tall Ships Festival

THAT the Mayor and the Clerk are hereby authorized to execute all documentation in connection with the 2019 Tall Ships Challenge;

THAT funding of \$50,000 from the Municipal Accommodation Tax be used for the Tall Ships Festival;

THAT any surplus from the Festival be retained by the City.
- 26 - 36 3. 2018-022-03
 Tourism Office Relocation

THAT Report 2018-022-03, Tourism Office Relocation, be received for information purposes.

Economic Development and Planning Committee
March 6, 2018

- 37 - 38 4. 2018-029-03
 Electronic Message Board at the Tourism Office

THAT Council receive Report No. 2018-029-03, Electronic Message Board at the Tourism Office.

- 39 - 99 5. 2018-027-03
 Proposed Zoning By-law Amendment to Zoning By-law 050-2014
 137 George Street and Trinity Church Lands (former), Brockville
 Owner: 1983874 Ontario Limited
 Applicant: Tracy Zander, Zanderplan

THAT Zoning By-law 050-2014 be amended to rezone lands described as Part of Lots A and B and Part of Lots 23 and 24, Block 44, Plan 67, being Parts 1, 2, 3 and 4 on RP 28R-13889, City of Brockville, County of Leeds, from R9-1 Multiple Residential Zone, in part, and MD-2 – Mixed Use Downtown Special Exception Zone, in part to R8 – Multiple Residential Special Exception Zone to allow for the development of the subject lands for two (2), three (3) storey residential apartment buildings containing forty eight (48) units. The site-specific development standards will include, but are not limited to, setbacks to parking from a street line, front yard and exterior side yard setback reductions and that children's play is not required; and,

THAT the necessary bylaw be enacted.

- 100 - 109 6. 2018-026-03
 Proposed General Amendment to Zoning By-law 050-2014
 City of Brockville

THAT the proposed General Amendment to Zoning By-law 050-2014 received from the Planning Department, to add Micro-Breweries and Micro-Wineries to lands zoned MD – Mixed Use Downtown, MW – Mixed Use Waterfront and MC – Mixed Use Corridor be approved; and,

THAT the necessary bylaw be enacted.

New Business - Reports from Members of Council

Economic Development and Planning Committee
March 6, 2018

Consent Agenda

Adjournment

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for April 3, 2018.

Tourism Office Relocation

Delegation to Economic
Development and Planning
Committee March 6, 2018

Re-Location of Tourism Office

There is a need to re-locate the Tourism Office due to:

- City plans for the site
 - Sale & Development
 - Loss of opportunity
- Avoid any interruption of Tourism Services
- Continue experiencing proximity to key partners

Tourism Challenges

1. Accessibility:

- **10 Market Street lacks accessibility due to stairs outside**
- **No room for a ramp**
- **Difficulty to maneuver in entrance**
- **No accessible washroom**



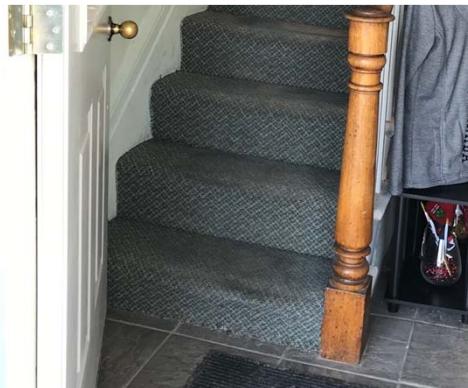
Tourism Challenges:



2. Access to a public washroom

Tourism Challenges

3. Entryway impact



Tourism Challenges:



4. Usable area for staff & coffee for visitors





Tourism Challenges:

5. Tourism meeting space





**Electronic Message
Board Request**

from the

**Tourism Office
10 Market Street West**

Delegation:
Katherine Hobbs
Tourism Manager

Background:

The Great Waterway RT09 has approved the funding of a LED digital billboard for destination marketing purposes for Brockville.

The Tourism Office believes that a digital billboard would greatly enhance visitor experiences in Brockville by providing access to tourism-related information throughout the day, and the ability to provide tourism information after hours.



Tourism Commitment:

The Tourism Office understands that digital signs are contrary to city bylaw in the downtown area. However as the Tourism Office is located in a City building, we believe that a precedent will not be set for other digital signs in the Historic District. Additionally we request an exemption on the following basis:

- The City will in effect own the sign. The Tourism office will follow City of Brockville governance as to the use of the sign which includes specifications as to content, time of day it is operational, brightness, etc.
- The sign will only provide critical tourism-related information, City of Brockville notifications/messages, or Province of Ontario information, or as specified by the City
- The sign will greatly enhance visitor experiences in our City and Region, and help our attractions and businesses with free publicity
- Messages can include videos and information from the Tourism website that highlight and promote the incredible features of the City and Waterway



Use of Sign:

Specifically the sign can be used to:

- Promote attractions and events in Brockville and the Region
- Provide information about attractions, such as the Rail Tunnel, the Aquatarium, Brockville Museum and Brockville Arts Centre
- Provide visitor information on accommodations, restaurants and shops
- Provide guidance for location of key attractions
- Provide timing and schedules for Ghost Walks, boat cruises, etc.
- Provide City of Brockville public service announcements such as weather restrictions, parking information, police or fire notices, etc.
- Provide any Province of Ontario notifications required



Sign Placement:

- The Tourism office would like to locate the digital sign on the north wall of the Tourism Office. This location has been selected for the following reason:
- Proximity to electricity - Availability in the electrical panel of the tourism office at 10 Market Street West without upgrade to the panel
- Visibility for Market patrons on Market Street West
- Visibility for pedestrians on King street as they come towards the waterfront area
- Visibility for visitors that have travelled to the Tourism office but find it closed after hours. They can still receive information on boat launches, Arts Centre performances, festivals and events.



Sign Programming & Features

The Tourism Office will have the software and will be in full control of messages on the billboard, and not an outside party.

As such:

As indicated previously, the tourism office will be in full control of the sign, and will operate the software. The Tourism office will program the sign to deal with any timing issues or light intensity issues as dictated/determined by the City such as, but not limited to:

- Evening dimming
- At high traffic and evening lengthen message times to reduce possibility of distraction to drivers or residents
- Turning the sign on or off at specific times



Cost Considerations:

LED signs are low energy, using 67% lower energy consumption to reduce operating costs.

Wattage: Max watts 920 / Average watts 306 each side

Voltage: 120V each side



Cost Considerations

- We can instantly send multiple messages to the sign to promote any attraction and information that could be helpful to tourists for no cost
- The sign holds its value, and it is easy to uninstall and relocate



Cost Considerations

- Digital advertising is far less expensive than traditional advertising.
- The sign is a permanent ASSET which, unlike other media, is exclusive to the tourism business it will promote.
- Unlike other advertising media, it can be on the job 24 hours a day, 365 days a year



Conclusion

It is the belief of the Tourism Office that the digital sign will enhance Tourism operations and increase the effectiveness of its messages resulting in greater levels of tourist satisfaction.

The Tourism office pledges that local considerations are also paramount in importance, and will guide the use of the sign.

Should the committee approve this exemption, the Tourism office will work closely with the City to display and use the sign as per any City requirement.



March 1, 2018

BROCKVILLE CITY OF THE 1000 ISLANDS
Attention: Sandra MacDonald, AMCT,CMO
City Clerk

Ms. MacDonald:

Please find attached , as I understand the proper terminology

Delegation for/of EDP

I submit the following reasons to oppose the application for rezoning of the George St. , former Trinity Church property.

Citizens objections declaring excessive traffic concerns.

Re-declaration as a Heritage building currently in application.

Obvious lack of concern by current owner neglecting safety warnings to neighboring citizens.

And , the lesser known fact is that The Trinity Church on George Street in Brockville is haunted.

236 professional paranormal investigators corroborate

Submitted this day

Mark Arthur Smith

Sandra MacDonald

From: Lesley White
Sent: March-01-18 3:09 PM
To: hvalji@gmail.com
Cc: Sandra MacDonald
Subject: Draft comments

Hi Hussein,

Thanks for coming today. Here is the draft comment for your editing:

The Brockville Hotel Association has met and recommend that 100% of the funds collected be given to a new Not for Profit to enhance Tourism in Brockville.

The Not For Profit Board would be comprised of:

1 representative from each hotel (4)
1 representative from the City of Brockville OR Tourism Brockville
1 representative from the Bed and Breakfast association
And possibly others in the tourism industry.

The NFP would hire a team or a firm to encourage tourism in Brockville through increased marketing, festival, etc. which would increase the number of overnight stays.

Let me know what you think and I will incorporate that into the report.

I've copied Sandi to let her know that someone from the Hotel Association will be at the Economic Development and Planning meeting next Tuesday, March 6th – start time approximately 4:00 p.m.

Thank you,

Lesley White, Ec.D.
Manager of Strategic Initiatives
City of Brockville
1 King Street West
Brockville, Ontario
K6V 7A5
T: 613-342-8772 x4439
E: lwhite@brockville.com



If you want to go fast, go alone. If you want to far, go together.

For City Council's consideration ...

January 26, 2018

IMPOST FEES

I am a Real Estate Broker here in town and I represent a client who has a property for sale in the Millwood catchment area. This property is zoned R5-4 allowing potentially a building of 18.5 metres or approximately 60 feet high and therefore potentially 60 units. Perhaps a more reasonable a build of 30 units is acceptable for this location.

We recently had a contract in place which subsequently has now been terminated partly to do with a better understanding by the Buyer of the required impost fees attributed to the build on the subject property. These fees are in addition to the development fees in place. Their intentions were approximately 30 units which with the impost fees of \$2151.59 per unit amounted to \$64,547.70 to their costs in this development.

Positively in the last couple of weeks I have discussed this excellent project with two more potential developers. One is pursuing the 50-60 unit build, again in impost fees, this is approximately \$107,500-\$130,000 expense to the build with this revenue going to the city for their expense of creating the Millwood Avenue extension back in 1987. A little history is necessary to put in perspective what is really going on here. Prior to 1987 there was an impost fee of \$85 per dwelling to be assessed against all new residential development which contributes to the traffic on Millwood Avenue. This fee was changed to \$505 per dwelling in 1987 to offset the city's expense of the Millwood Avenue extension which was completed and actually cost \$635,747.90. The arrangement agreed to in 1987 was a 50% share to be borne between the city and the benefiting owners. Based on the 50-50 arrangement, half of \$635,747.90 is \$317,873.95. I don't have an actual amount that the city has collected since 2009 but it is estimated to be actually over \$380,000 which is presumably significantly more than the outstanding amount needed from the arrangement made then i.e.: \$317,873.95 (½ of actual total expense incurred by the city) minus \$295,074.10 (actual revenues collected by the city up to 2009) equals only \$22,799.85 remaining outstanding.

In 2009 there was a decision made by Council for a Residential Stimulus Package to be put in place for residential development and an elimination of development fees but a continuation of the impost fee program. A concept of fairness, considering all of the units for which impost fees have been paid to date, the extended passage of time since the capital project was completed, that these remaining residential builds shall be obliged to pay their share. If one recalls that these fees were in the \$500-\$700 range in the first years of the arrangement to collect them, not in the \$2000 range, then in fairness considering the capital project has been completed, any further collection especially of this type of intensification and higher density builds of apartment needed units, we are only causing non development of these remaining properties. It is proven that these excess fees over and above the development fees, made high density projects not feasible for the developer. There has not been a successful high density project in the last 25 years. As we also know development fees have been back in place for a few years.

RECEIVED
JAN 26 2018
CLERK

-2-

The wisdom years ago regarding that there would be increased traffic on Millwood Avenue from the property owners of the area has to now importantly be understood that Millwood Avenue traffic is probably 90% of non Millwood Avenue homeowners. It is a primary artery for vehicles including emergency vehicles, both fire and police and for everyone to get to the Memorial Centre.

A few final points for consideration:

- 1) Why a 4% increase escalation clause on impost fees was agreed to considering what would be more logical, the actual rate of inflation;
- 2) Other areas of residential development for example, Centre Street and Bridlewood area do not have impost fees.

And most importantly, we all understand the tax implications of having new assessments added for our city's revenues. If these higher density projects can be supported and have new occupied especially by seniors' buildings, the direct tax revenue is at least \$150,000 per year.

I think as a city with some challenges in the future that a proactive building industry is extremely obvious and a relaxation of these fees to the builder is an incentive for the industry. Now is the time for a good consultation process.



Andrew Rutherford Broker
Sutton Essential Real Estate Brokerage
71 King Street West
Brockville Ontario
K6V 3P8

February 12, 2018

**Report to Economic Development and Planning Committee
March 6, 2018**

**2018-021-03
Municipal Accommodation Tax Allocation**

**B. Casselman
City Manager
L. White
Manager of Strategic Initiatives**

RECOMMENDATION:

THAT the Municipal Accommodation Tax become effective May 1, 2018;

THAT the funds be used to fund the amount of the Tourism Contract and the balance of the funds be allocated as follows: 54% to Brockville Tourism for enhanced marketing, 29% to City of Brockville for tourism-related expenses, 17% to the Tourism Advisory Committee to be used for grants for tourism-related initiatives;

THAT any applicable third-party audit fees be funded from the Municipal Accommodation Tax.

PURPOSE

To have Council consider the approval of the implementation plan for a Municipal Accommodation Tax.

To notify Council that consultation with all local accommodation providers has taken place and there are no current concerns with the administration of the tax.

To notify Council that accommodation providers and the members of the Tourism Advisory Board were surveyed to determine how additional revenues were to be allocated.

BACKGROUND

On January 30, 2018, Council passed the following motion:

THAT a hotel tax at a proposed rate of 4 percent on all Brockville transient accommodations effective May 1, 2018 be approved;

THAT a total amount of hotel tax be used for Tourism related activities; and

Report 2018-021-03
Municipal Accommodation Tax Allocation

THAT an implementation plan be developed prior to initiating the hotel tax;
and

THAT the necessary bylaw be enacted;

THAT the Township of Elizabethtown-Kitley be encouraged to implement a similar transient accommodation tax.

Elizabethtown-Kitley Council has been notified of Council's request to encourage a similar tax in their municipality and this topic will be introduced at their Council meeting on March 12th.

ANALYSIS

Staff has met with the following transient accommodation providers to discuss the implementation and remittance of the tax:

Comfort Inn on behalf of the Brockville Hotel Association which includes Holiday Inn, Travelodge and Days Inn
Brockberry Grill & Suites
Daniel Suites
Noble Suites
Tall Ships Landing
1000 Islands Bed and Breakfast
Sir Isaac Brock Bed and Breakfast
Rob Thompson Hotel
Pine Street Bed and Breakfast
O'Sheridan's Bed and Breakfast

Following consultations with accommodation providers the following Implementation Plan is recommended:

Implementation Plan:

1. Remittance will be done monthly except in the case of businesses who earn less than \$65,000/year who will remit quarterly.
2. The tax will be charged on the bed portion only and it will be up to the accommodation provider to determine the amount to be taxed. All revenues are subject to audit by a third-party to be paid by the City. The regulation allows for the municipality to apply the costs related to collecting and administering the tax against the revenues.
3. The tax applies to any properties providing transient accommodation rental under 30 days or less and individual accommodator using a common

Report 2018-021-03
Municipal Accommodation Tax Allocation

platform marketplace service such as Airbnb. Staff is currently in the process of negotiating an agreement with Airbnb.

Staff also surveyed accommodation providers and the members of the Tourism Advisory Board, to collect their view on how the additional funds should be utilized.

Respondents were asked to indicate a percentage allocation across three possible areas: enhanced marketing of Brockville; investment in product development of city-owned assets, grants for festivals/events and new attractions.

A total of 13 surveys were completed.

The survey responses suggested the following breakdown:

Proposed tourism related expenses	%
1 Enhance marketing of Brockville by expanding reach of current marketing program managed by Tourism Brockville	54%
2 Investment in product development of city-owned assets: for example downtown accessible washrooms, diver's change room, arena development, etc.	29%
3 Grants to individuals/organizations for festivals, events, new attractions, etc.	17%
Total	100%

Other suggestions included setting yearly contributions into a Reserve Fund to be used for tourism-related activities in the future, assisting with the capital project for upgrading the force main or hiring a Director of Tourism.

The Brockville Hotel Association did not complete the survey but submitted this response:

The Brockville Hotel Association has met and recommend that 100% of the funds collected be given to a new Not for Profit to enhance Tourism in Brockville.

The Not For Profit Board would be comprised of:

1 representative from each hotel (4)

1 representative from the City of Brockville OR Tourism Brockville

1 representative from the Bed and Breakfast association

And possibly others in the tourism industry.

Report 2018-021-03

Municipal Accommodation Tax Allocation

The NFP would hire a team or a firm to encourage tourism in Brockville through increased marketing, festival, etc. which would increase revenue for local attractions, restaurants, shops and accommodations.

With this feedback, staff is recommending the following allocation of the additional funds:

- 54% for enhanced marketing of Brockville through the Tourism Offices budget
- 29% for investment in product development of city-owned tourism related assets
- 17% for grants to individuals/organizations for festivals, events or new attractions

POLICY IMPLICATIONS

There are no policy implications at this time.

FINANCIAL IMPLICATIONS

The legislation states that 50% of the funds raised must be given to an "eligible tourism entity". An eligible tourism entity is defined as a non-profit entity whose mandate includes the promotion of tourism in Ontario or in a municipality.

The proceeds from the tax will fund the value of the tourism contract of \$188,000 plus a yearly adjustment for CPI.

The remaining funds will be distributed according to the percentages outlined above.

CONCLUSIONS

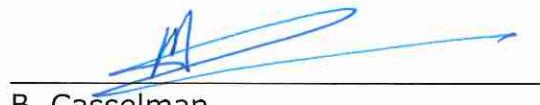
The arrival of the Municipal Accommodation Tax has been generally very well received by the accommodation providers and tourism stakeholders as many have felt that Brockville has been at a competitive disadvantage in marketing as there has been insufficient funding. This is reflected in the high ranking of marketing through the allocation survey.

Staff will report on the total funds raised each year and how the funds were distributed. Financial information with respect to the remittances from each accommodation provider will be kept confidential.

Report 2018-021-03
Municipal Accommodation Tax Allocation


L. White
Manager Strategic Initiatives

D. Dick, CPA, CA
Director of Corporate Services


B. Casselman
City Manager

February 12, 2018

**Report to Economic Development and Planning Committee
March 6, 2018**

**2018-020-03
2019 Tall Ships Festival**

**B. Casselman
City Manager
L. White
Manager of Strategic Initiatives**

RECOMMENDATION:

THAT the Mayor and the Clerk are hereby authorized to execute all documentation in connection with the 2019 Tall Ships Challenge;

THAT funding of \$50,000 from the Municipal Accommodation Tax be used for the Tall Ships Festival;

THAT any surplus from the Festival be retained by the City.

PURPOSE

To request Council authorization to enter into an agreement with Tall Ships America for the 2019 Tall Ships Festival.

To request temporary funding for the festival in order to pay the port fees and deposits for the ships. This funding will be returned to the City upon receipt of the related Municipal Accommodation Tax.

BACKGROUND

The City of Brockville will be the smlast of eleven ports for the Tall Ships Challenge - Great Lakes 2019. The event festival will commence Friday, August 30th and end Monday, September 2, 2019 (Attachment 1). Brockville's Tall Ship Committee, consisting of thirteen people, will begin to meet on a regular basis to plan for the event.

The 2013 and 2016 Tall Ships Festivals were both successful in drawing over 40,000 people to each event. Although there was deficit from the 2016 festival, the economic spinoff to the local businesses from it and the 2013 festival was favourable. The 2013 festival produced a surplus of \$74,000.

ANALYSIS

The Tall Ships Challenges occur every three years in the Great Lakes. In 2019, the Challenge starts in Toronto on June 28 followed by ten ports ending in Brockville on Labour Day weekend.

Report 2018-020-03
2019 Tall Ships Festival

Brockville's Tall Ships Committee is a dedicated group of individuals who are all returning for their third festival. The Committee will be chaired by Brian Burns. Dave Paul will return to provide his knowledge to the event. Dayna Golledge, Kendra Lorimer and Lesley White will represent the City on the Committee.

POLICY IMPLICATIONS

There are no policy implications at this time.

FINANCIAL IMPLICATIONS

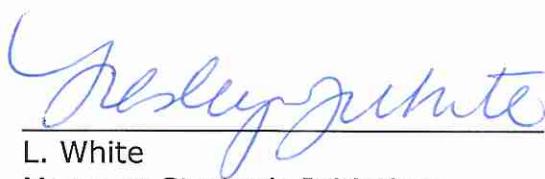
Staff has developed a budget for this event that reflects a small surplus. Sponsorship and grants will be pursued and there will be an admission fee for visitors to the festival.

The 2019 Tall Ships Challenge Great Lakes Series has already been successful in receiving the Celebrate Ontario Blockbuster program grant through the Ministry of Tourism, Culture and Sport. The grant of \$400,000 for all ports will assist with marketing and ship fees.

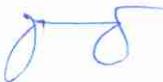
The new Municipal Accommodation Tax is intended for "tourism-related activities".

CONCLUSIONS

Past Tall Ships Festival have been significant events for Brockville contributing many millions in economic benefit for local business.



L. White
Manager Strategic Initiatives



D. Dick, CPA, CA
Director of Corporate Services

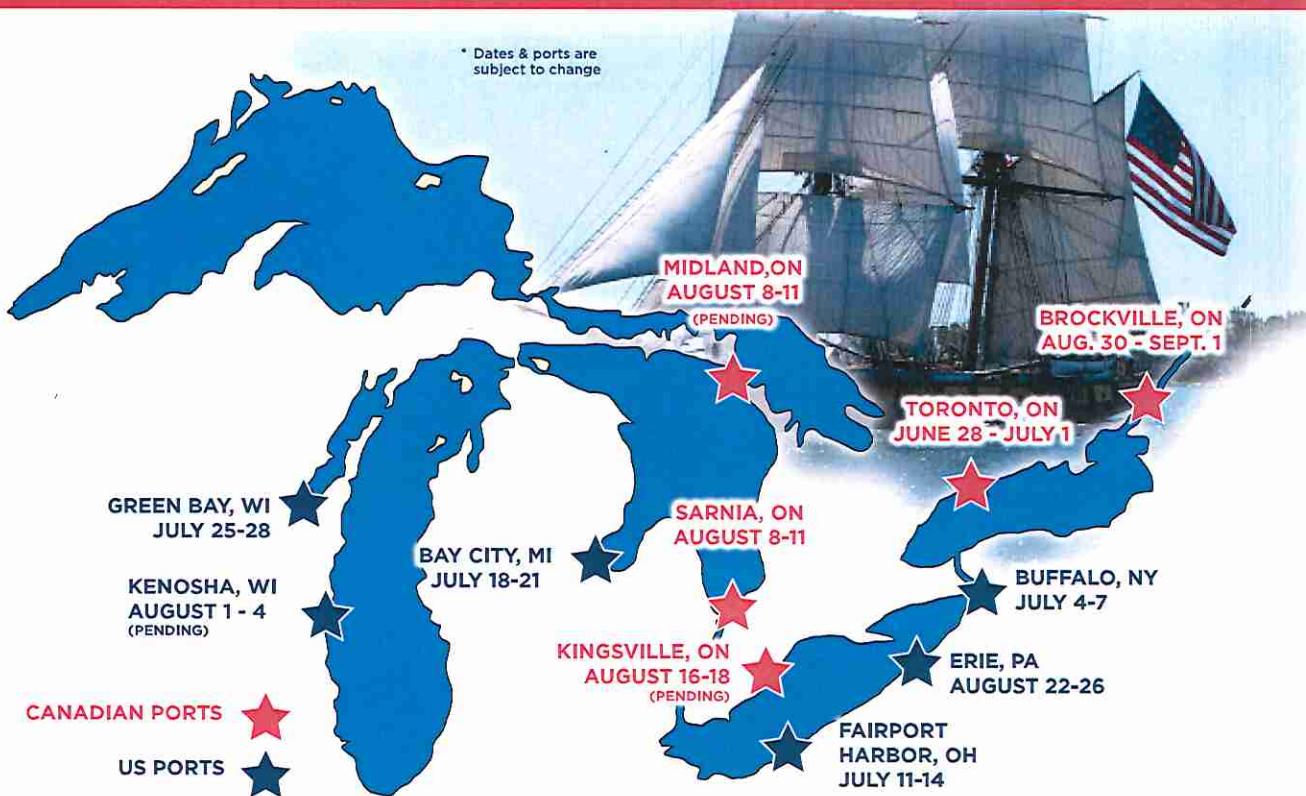


B. Casselman
City Manager

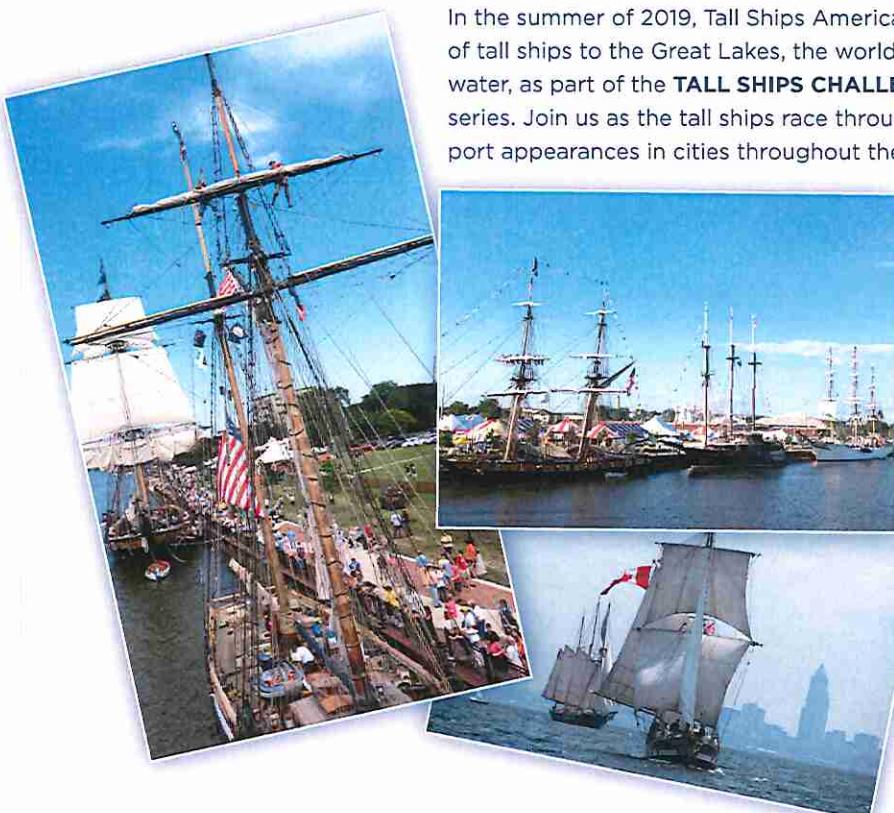
TALL SHIPS CHALLENGE®

Great Lakes 2019

* Dates & ports are subject to change



In the summer of 2019, Tall Ships America will once again bring a fleet of tall ships to the Great Lakes, the world's largest body of fresh surface water, as part of the **TALL SHIPS CHALLENGE® Great Lakes 2019** race series. Join us as the tall ships race through the Great Lakes making port appearances in cities throughout the US and Canada.



Adventure And Education
Under Sail®

2019

February 12, 2018

**Report to Economic Development and Planning Committee
March 6, 2018**

**2018-022-03
Tourism Office Relocation**

**B. Casselman
City Manager
L. White
Manager of Strategic Initiatives**

RECOMMENDATION:

That Report 2018-022-03 be received for information purposes.

PURPOSE

To provide the Committee Members with the options for the relocation of the Tourism Office.

BACKGROUND

The City has contracted the Chamber of Commerce to provide Tourism Services to December 31, 2020. The contract includes a provision for housing:

- b) In the event that the existing City owned property currently housing Tourism office and store is sold a comparable facility will be provided or negotiated. The City agrees to cover all costs associated including taxes, lease, heat and hydro, etc. All efforts will be made to find a suitable and reasonable location.
- c) Office space for additional tourism staff required for the delivery of any additional City-approved marketing plan.

In February 2017, the Tourism Advisory Committee presented to the Waterfront Committee suggestions for "improving Brockville's waterfront" which included recommendations for a new Tourism Office and year round public washrooms.

The important elements to be considered as part of the renovation or relocation are:

- Public Washroom
- Accessibility for wheelchairs and strollers
- Retail area (at least 440 sq. ft.) and storage space (1000 sq. ft.) for merchandise and brochures
- Welcoming Exterior and signage
- Downtown or waterfront location
- Office Space – three offices, meeting space, kitchenette, staff washroom.

Report 2018-022-03
Relocation of the Tourism Office

In order to address the immediate concern of accessible year-round washrooms, staff were directed to keep the washrooms located on Blockhouse Island open year round however this is not ideal as visitors to the Tourism Office expect public washrooms onsite. The Tourism Advisory Committee strongly suggests that the office should be located in the downtown area in an area easily located with parking.

Options considered for the Tourism Office in Report 2017-116-11(Attachment 1) were:

1. Renovate the space currently occupied by the Chamber of Commerce and the DBIA and allow for accessible access. Staff estimates this to be approximately \$25,000 for the installation of an accessible ramp at the Market Street West entrance, some renovations including removal of non-load bearing walls, installation of a staff washroom and signage.
2. Construction of a new building in the downtown core, possibly an addition to Victoria Building on the sidewalk area on the southwest corner. Staff estimates this could cost approximately \$50,000.
3. Request space in either the commercial area of Phase II of the Wedgewood or the development at Blockhouse Square. The timeframe for construction and monthly costs are unknown at this time.
4. Renovate the current Tourism Office. This is not a feasible option as the cost would be oppressive and the intention is to remove all of the city-owned assets on Water and Market to allow for a new development at some time in the future.
5. The City could purchase the Wayfare Sales Office and relocate it in the vicinity of City Hall. The Sales Office is 48' x 24' and is currently listed for sale.
6. Leasing a portion of The Rowing Club. This option had been previously considered and discussed with the Rowing Club. Currently, the Club is leasing space to a Fitness Centre so it is unclear if there would still be space available for Tourism.

The Waterfront Adhoc Committee members determined that City Hall is the ideal location for Tourism Services and visitor washrooms and asked for a staff report detailing the feasibility of locating both on the ground floor of City Hall.

Staff report 2017-116-11 detailing the estimated cost to relocate the Tourism Office into the ground floor of City Hall, displacing the offices for the Chamber of Commerce and DBIA was received by Council on December 12, 2017. Council approved the following motion: "That Council refers discussion on the relocation of

Report 2018-022-03

Relocation of the Tourism Office

the tourism office and contracted services, including potential proposals from the Aquatarium and other, to the Economic Development and Planning Committee for a thorough review and recommendation to Council by March 31, 2018".

The Aquatarium Board was invited to submit a proposal.

The Aquatarium Board declined, stating "*In reference to the City's request for a proposal to manage Tourism Services, The Aquatarium feels it is in everyone's best interest that any such proposal should have the support of the Chamber of Commerce*".

As a result of safety concerns from the staff who work in the Tourism Office, a structural review was completed by Eastern Engineering Group in September 2017 (Attachment 2). The recommendation from the Engineer is that "facility should be closed and removed or replaced" as the required renovations would not be economically feasible.

The following improvements were made:

- Electrical concerns including the installation of required safety lights, exit signs and smoke detectors.
- Plumbing, removal and replacement of the sewage line in the basement.
- Installation of new emergency exit door from Tourism retail sales area on the west side of the building.
- Installation of emergency exit stairs / deck on the west side to service both the tourism offices and retail area (# 10) and tourism storage area (# 8) next door.
- Relocate fire extinguishers as directed.
- Limit access in the storage building (old apartment) to the main floor only and provide for emergency exit.
- Limit access to the attic, third floor in the tourism building.

Tourism Staff were pleased by the quick action taken by the City to improve the life safety deficiencies.

Heritage Brockville has confirmed that this building is not designated under the Ontario Heritage Act.

ANALYSIS

In addition to the options mentioned above, there are other possibilities that may be explored:

Report 2018-022-03
Relocation of the Tourism Office

7. Blockhouse Square development

To date, the City's attempts to develop the area at Market Street West and Water Street known as Blockhouse Square has been unsuccessful, having said that, the redevelopment of these lands remains a priority. There is a preliminary meeting with a new Developer on March 5, 2018. The intention is a mixed use building with residential, commercial and a parking garage with space for the Tourism Office and public washrooms.

If this development proceeds, the current buildings located at Water and Market Streets would eventually be demolished to allow for more parking.

8. Lease space at 7 King Street West

Recently, the leased space located in the lower level of the Scotiabank Building on Market Street West has become vacant. The space is approximately 1,200 square feet and costs \$12.95 /sq. ft. base rent and \$8.00/sq. ft. for taxes, utilities, etc. totaling approximately \$25,140 per year. Renovations would be required to allow for offices and an accessible public washroom that would be available to the public during office hours only. Staff have met with a local Contractor who suggests the renovation could cost \$50,000. The Landlord is will to negotiate paying for the cost of the improvements with a good lease.

There is no parking included with this unit. Staff proposes that two spots in the Market Street parking lot be designated 15 minute parking for visitors to the Tourism Office. Currently staff at the Tourism Office is provided free parking in Market Street parking lot (1 spot) and Water Street parking lot (2 spots).

Currently the Tourism Office uses 1,135 sq. ft. for retail and offices so it is possible that there would be enough space in the leased area.

Tourism Staff and Management have toured the facility and agree that that space, once improved, would be suitable.

9. Explore other existing storefronts in the downtown core.

There is currently vacant space and other space that is being developed on King Street that may be suitable for the Tourism Office. Staff could be directed to explore this through a Request for Proposals.

Report 2018-022-03
Relocation of the Tourism Office

POLICY IMPLICATIONS

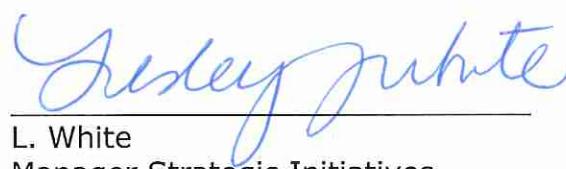
There are no policy implications at this time.

FINANCIAL IMPLICATIONS

To date, the City has spent \$13,305 on life-safety improvements, \$750 on the Building Audit and \$18,023 on the Architect.

CONCLUSIONS

A Visitor Centre is often the first impression a tourist has of an area. It is important to address these concerns by relocating the office to a better location temporarily until Blockhouse Square is developed.



L. White
Manager Strategic Initiatives



D. Dick, CPA, CA
Director of Corporate Services



B. Casselman
City Manager

Attachment 1

November 10, 2017

Report to Finance, Administration & Operations Committee
November 21, 2017

2017-116-11

**Installation of public washrooms downtown and
Relocation of the Tourism Office**

B. Casselman
City Manager
L. White
Manager of Strategic Initiatives

RECOMMENDATION:

THAT the Finance and Administration Committee receive this report for information purposes.

PURPOSE

To advise the Finance and Administration Committee on the proposed relocation of the Tourism Office from 10 Market Street and the creation of public washrooms at City Hall for consideration at the 2018 budget deliberations.

BACKGROUND

At the March 28, 2017 meeting of the Waterfront Ad hoc Committee, Wendy Van Keulen, Tourism Manager made a presentation naming the needs required for the tourism office. Staff were asked to bring a report back to the Waterfront Committee detailing the needs of the Tourism Office and recommendations.

Ms. Van Keulen details the requirements as being:

- Public Washrooms
- Accessible
- Retail Space (currently 440 sq. ft.)
- Storage Space for merchandise and brochures (1000 sq. ft.)
- Welcoming exterior presence and signage
- Downtown or waterfront location
- Office space – three working areas, one located within the general retail space
- Access to kitchen, boardroom and staff washrooms.

Report 2017-116-11**Installation of public washrooms downtown and relocation of the Tourism Office**

An Architect was engaged to review the layout of the ground floor and have confirmed that with some alterations, the plan to relocate the Tourism into this area is feasible without disrupting the Thousand Islands Community Development Corporation or the Small Business Enterprise Centre (Attachment 1). Removal of some walls to accommodate for better movement and storage space would be necessary. The proposed layout was reviewed with the Waterfront Committee in October. The Committee directed staff to review the possibility of including the Chamber of Commerce and DBIA in the new layout. After discussion with the Architect, it was determined that there is insufficient square footage to accommodate all groups.

The installation of four washrooms that would be accessible to the public from the exterior of the building was incorporated into the design. These washrooms would be accessible after regular business hours and on the weekends. Timed locks would allow for the door to be locked at certain hours much the same as the washrooms at Centeen Park.

POLICY IMPLICATIONS

There are no policy implications at this time.

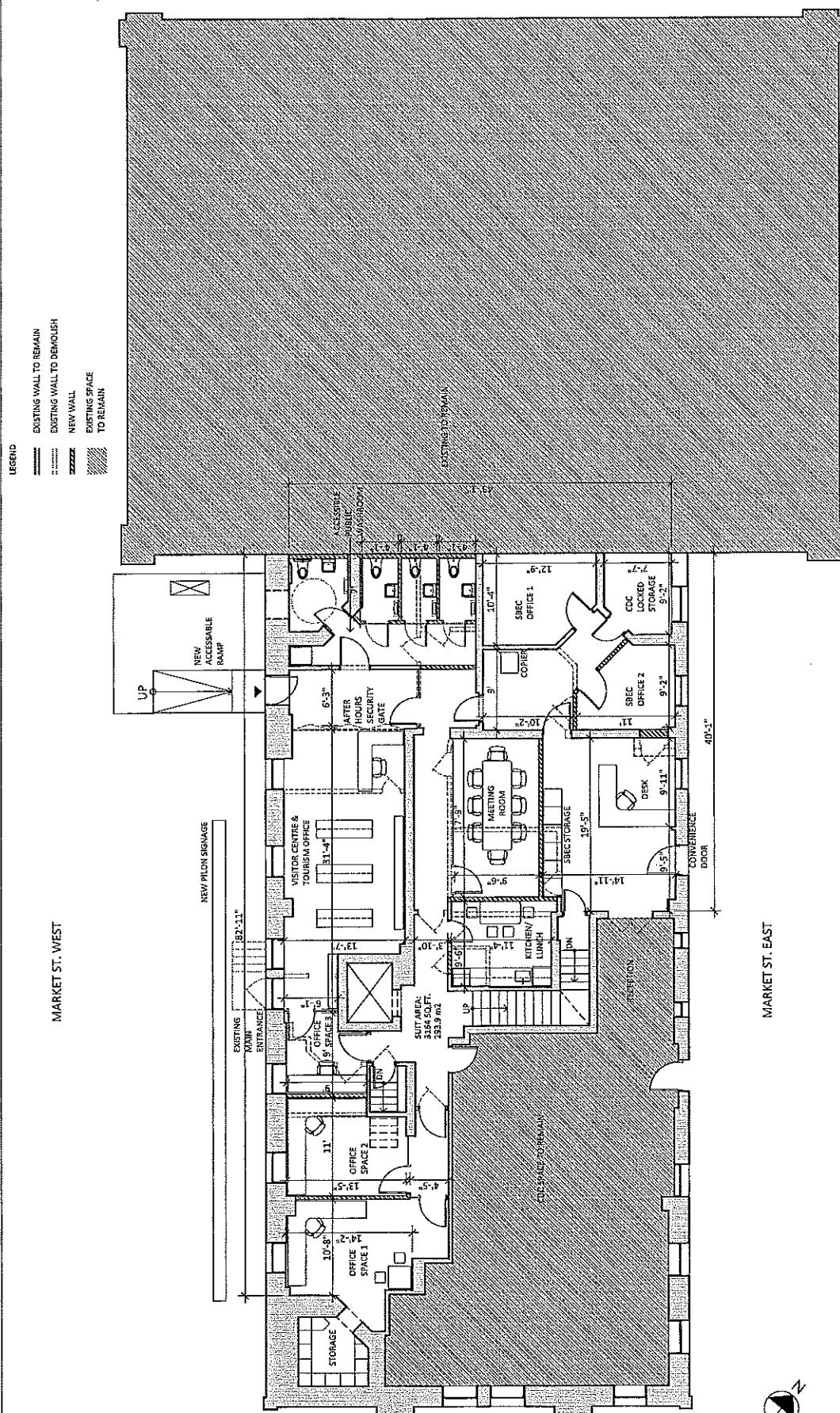
FINANCIAL IMPLICATIONS

Currently, the DBIA and Chamber pay a total of \$10,000 in rent yearly to the City of Brockville which would no longer be collected if they were to be relocated.

The cost of the Tourism Office at 10 Market Street is approximately \$6,600 year. The cost includes electricity, gas, taxes and general maintenance. Assuming that the building would be demolished when Tourism vacates, this cost would be eliminated.

The estimated cost of the renovation is \$383,000 (Attachment 2). Staff have investigated grants and are hopeful that there may be funding of up to \$100,000.

If the Tourism Office was to be relocated, the city-owned properties on Water and Market Street East would be demolished to allow for more parking and/or future development. Staff does not have an estimate of the cost of the demolition at this time.



20 Dat Boers Erfdeel 545
Toronto, Ontaria, K2B 0R2
t. 416 966 6525 l. 416 961 3992
www.datboerserfdeel.com

STUDIO
JCL

Address: 1 KING ST. W., BROCKVILLE,
ON K6V 7A5
Scale: 3 $\frac{1}{2}$ "=1'-0"
Date: OCT 27 2014

Brockville Tourism Office Relocation Study
Preliminary Construction Cost estimate
Option 4 based on 3164 sf of renovated area

10/25/2017

		(rounded, 1000)	\$/sf	\$/sf GFA
1	Exterior Stand alone signage pilon	\$ 45,000		\$ 14.22
3	Entrance ramp/patio	\$ 15,000		\$ 4.74
4	Interior renovation incl. demolition	\$ 126,560	3,164	\$40
5	Mech/elec/plumbing	\$ 40,000		\$ 12.64
6	Millwork/Finish carpentry	\$ 50,000		\$ 15.80
	Total subtrades	\$ 276,560	3,164	\$87.41
F	General Conditions / Project Overheads	\$ 28,000	10.00%	
G	Insurance Allowance	\$ -	0.00%	
H	Moving costs	\$ 5,000	0.00%	
I	Construction Manager Fee	\$ 31,000	10.00%	
	Total subtrades and Indirect Costs	\$ 341,000	3,164	\$107.77
J	Design Contingency	\$ 17,000	5.0%	
K	Post Contract Contingency	\$ 24,000	7.0%	
L	Escalation Contingency	\$ 1,000	7.0%	
	Total Conceptual Construction Cost Estimate	\$ 383,000	3,164	\$121.05

Important Notes:

- 1 Exterior Sign is budget only
 - 2 All loose furniture and Appliance items are excluded. Built-ins are included
 - 3 permit, bank financing and Consultant fees excluded
 - 4 Excluded is the demolition of existing TIS/Visitor Centre

STUDIO
JULI



Apex Building
100 Strowger Blvd., Suite 207
Brockville, Ontario K6V 5J9
Tel: (613) 345-0400 Fax: (613) 345-0008
Web Site: www.EastEng.com

File: 7815

September 28, 2017

City of Brockville
1 King Street West
Brockville, ON K6V 7A5

Attention: Conal Cosgrove

Dear Sir:

Re: Structural Review of
Brockville Tourism Office

BACKGROUND:

Eastern Engineering Group Inc. performed a preliminary visual review of the Brockville Tourism Office located at 10 Market St. West, Brockville, ON, the review was conducted in September 2017. The tourism office is a converted residential building. The building is a storey and half wood framed construction on rubble stone foundations with basic overall dimensions of 48'x30'. We approximate that the original construction is approximately 90-100 years old. The purpose of our review was to perform a visual review of the exposed construction and provide recommendations based on the construction methodology, review the building components condition and note deterioration of material, as well as to assess the building based on good engineering practice.

METHODOLOGY:

Our review was based on visual inspection only. Finishes were not moved to review any construction. The building was in use at the time of our review. No excavations were conducted to assess subgrade conditions, similarly no material testing or mathematically analysis were conducted to complete our review.

RECOMMENDATIONS:

It is our recommendation that the facility should be closed and removed or replaced. The building could be repaired, however, it is our opinion that the required renovations would not be economically feasible. As a capital investment, it is unlikely that the city would redeem the cost required to upgrade the building.

SHORT TERM:

Should the intention be to maintain the facility and perform upgrades to remediate deficient components, we recommend a full structural engineering assessment of the building. The intent would be to measure the existing structure and perform an analysis based on the theoretical induced loads as for the building as prescribed in the 2012 Ontario Building Code for the intended use of the building. Repair and/or reinforcement details would need to be provided for any deficient construction.

We also recommend a building code review of the building to ensure that all life safety criteria and barrier free accessibility is achieved within the public facility to the criteria of Part 11 of the 2012 Ontario Building Code.

LONG TERM:

Vacate and strategically demolish the building. The building is near the end of its useful life. Another building of similar size could be rebuilt within the existing foundation footprint or the vacant land may be re-purposed should the facility be relocated.

Please do not hesitate to contact the undersigned should you have any questions or concerns.



Yours very truly,
EASTERN ENGINEERING GROUP INC.

B.D. Campbell, P.Eng.

February 12, 2018

Report to Economic Development and Planning Committee March 6, 2018

RECOMMENDATION:

THAT Council receive this report regarding the proposed installation of an Electronic Message Board at the Tourism Office, 10 Market Street West.

PURPOSE

To obtain Council's view on the installation of an Electronic Message Board at the Tourism Office.

BACKGROUND

Staff at the Tourism Office has requested authorization to install a 3 ft. x 8 ft. Electronic Message Board (EMB) on the north wall of the Tourism Office located at 10 Market Street West.

Tourism Staff feel that the sign would enhance visitor experiences in Brockville by providing access to tourism related information throughout the day, and the ability to provide tourism information after hours.

Although EMB's are prohibited in the downtown core by City of Brockville Sign By-law 84-89, this sign would be exempt from the by-law as it is proposed to be located on a City building. The Tourism Office is requesting that the sign be considered as the by-law does not apply to City buildings; however, when possible, the City strives to abide by its own by-law.

The Planning Department is not in favour of the proposed EMB within the downtown core and notes that should Council permit this request (although being located on a City building) a precedent will be set for others to request the same and may have legal implications should Council deny a request. There are other suitable forms of advertising that comply with the "Heritage Theme" of the By-law that may be utilized without the need for an EMB.

Report 2018-029-03
Electronic Message Board at the Tourism Office

POLICY IMPLICATIONS

There are no policy implications at this time.

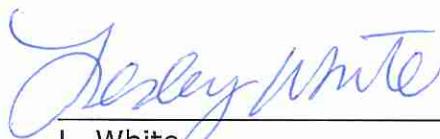
FINANCIAL IMPLICATIONS

Funding for the purchase and installation of the sign would be from a grant from the Great Waterway.

CONCLUSIONS

This report is being provided as background information relating to a request from the Tourism Office for the installation of an Electronic Message Board on the north face of 10 Market Street West.

A decision on this matter is at the pleasure of the Committee (EPD) and Council.



L. White
Manager Strategic Initiatives



D. Dick, CPA, CA
Director of Corporate Services



B. Casselman
City Manager

22Feb18

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 06MARCH2018

2018-027-03

**PROPOSED ZONING BY-LAW AMENDMENT
TO ZONING BY-LAW 050-2014
137 GEORGE STREET AND TRINITY
CHURCH LANDS (FORMER), BROCKVILLE
OWNER: 1983874 ONTARIO LIMITED
APPLICANT: TRACY ZANDER, ZANDERPLAN
FILE NO.: D14-027₍₀₅₀₋₂₀₁₄₎**

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

RECOMMENDATIONS:

1. **THAT** Zoning By-law 050-2014 be amended to rezone lands described as Part of Lots A and B and Part of Lots 23 and 24, Block 44, Plan 67, being Parts 1, 2, 3 and 4 on RP 28R-13889, City of Brockville, County of Leeds, from R9-1 Multiple Residential Zone, in part, and MD-2 – Mixed Use Downtown Special Exception Zone, in part to R8 – Multiple Residential Special Exception Zone to allow for the development of the subject lands for two (2), three (3) storey residential apartment buildings containing forty eight (48) units. The site-specific development standards will include, but are not limited to, setbacks to parking from a street line, front yard and exterior side yard setback reductions and that children's play is not required; and,
2. **THAT** the necessary bylaw be enacted.

PURPOSE:

The purpose of this report is to provide recommendation for amendments to City of Brockville Zoning By-law 050-2014 respecting lands to be developed for two (2), three (3) storey rental apartment buildings containing a total of forty-eight (48) units and associated parking.

BACKGROUND:

Ms. Tracy Zander, ZanderPlan, acting on behalf of 1983874 Ontario Limited, owners of lands described as Part of Lots A and B and Part of Lots 23 and 24, Block 44, Plan 67, being Parts 1, 2, 3 and 4 on RP 28R-13889, City of Brockville, County of Leeds, 137 George Street and the former Trinity Church, has submitted applications for amendment to Zoning By-law 050-2014 with respect to the subject lands.

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

Description of Proposal:

The lands at 137 George St. have frontage on Gilmour, George and Clarissa Streets and are currently occupied by the former Trinity Anglican Church, annex and associated parking lot. These lands are designated "Downtown and Central Waterfront Area" within the "Mixed Use Node" and are subject to Skyline Development Area Policies and Transitional Area Policies in the Official Plan. The properties are zoned in Zoning By-law 050-2014 as MD-2 – Mixed Use Downtown Special Exception Zone, in part, and R9-1 Multiple Residential Special Exception Zone, in part. The Application filed on behalf of 1983874 Ontario Limited seeks to demolish the former Trinity Church and Annex building and develop two (2), three (3) storey rental apartment buildings containing a total of forty-eight (48) units and associated parking.

Parking for fifty-three (53) vehicles will be primarily outdoors, eighteen (18) of which are proposed to be located underground within Building "A" (Clarissa St. @ George St.). Access is to be from George Street via a six metre (6.0m) wide driveway with internal lanes leading to the underground parking spaces.

The development, as proposed, is requesting site-specific development standards respecting reductions to building setbacks, a reduction to the minimum distance parking can be from a street line and relief from the requirement to provide an equipped children's play area.

Currently there are two (2) separate properties which are individually zoned with two (2) different zoning classifications. 137 George Street is zoned R9-1 – Multiple Residential Special Exception Zone which permits an eleven (11) storey condominium building with a total of ninety-four (94) units. The R9-1 Special Exception regulations are specific to setbacks from street lines and reduction to parking with height, the number of storeys and the number of residential units all being subject to bonus provisions. In addition, the zoning had in place a clause for off-site improvements to Rotary Park at a value of not less than \$30,000.00.

The former Trinity Church lands are zoned MD-2 Mixed Use Downtown Special Exception Zone and permits a variety of uses specific to this property as well as site specific amendments to setbacks, open space and parking. Other than the general MD Zone uses, specific uses include a "Museum" and "Micro Brewery" that can be established on the Trinity Church lands.

The new owners have examined the uses currently permitted and have decided to submit the proposal before the Committee respecting the proposed changes. In addition, application for consent (lot addition) has been received in the Planning Department to join the two (2) parcels to create one (1) parcel. Approval of this consent application is pending on the decision of this application/proposal.

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

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 with elevations;
- Schedule "D"** - excerpts from the Public Meeting minutes; and,
- Schedule "E"** - comments received.
- Schedule "F"** - Planning Rationale prepared by Tracy Zander, ZanderPLAN
- Schedule "G"** - Downtown/Waterfront Master Plan and Urban Design Strategy - Map

ANALYSIS/OPTIONS

Zoning and Official Plan Information:

Official Plan Designation: "Downtown and Central Waterfront Area" within the "Mixed Use Node" subject to Skyline Development Area Policies and Transitional Area Policies.

Proposed OP Designation: No change requested.

Existing Zoning: R9-1 Multiple Residential Special Exception Zone, in part, and MD-2 Mixed Use Downtown Special Exception Zone, in part.

Proposed Zoning: The development area (existing parking area, church and annex to be demolished) of the site is proposed to be developed for two (2), three (3) storey residential apartment buildings with forty-eight (48) dwelling units and associated parking (underground and surface). The site specific zone would address reductions in typical setbacks for the exterior side yard, interior side yard and rear yard; the location of parking in the proposed exterior side yard (adjacent to George Street) within five (5.0) metres of a street line; and, relief from the requirement to supply an equipped children's play area.

<u>Site Characteristics:</u> (once joined)	Lot Area: 0.32 hectares (0.80 ac)
	Frontage (George St.): 118.3 m
	Frontage (Gilmour St.): 31.2 m
	Frontage (Clarissa St.) 30.5 m

The subject properties currently contain the former Trinity Anglican Church building at the eastern side of the property which fronts on Clarissa Street, the two-storey stucco annex added to the back of the church building and a large gravel parking area to the west. The site slopes from east to west, falling by approximately six (6.0) metres from Clarissa St. to Gilmour St. **Schedule "B"** to this report are photos of the subject lands.

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

Surrounding Land Uses:

- North: The lands to the north (north side of George Street - immediately across from the subject lands) are zoned R4-General Residential Zone and are occupied by older two storey single family and semi-detached dwellings.
- East: The lands to the east (east side of Clarissa Street) are zoned R8-2 Multiple Residential Site Specific Zone and are occupied by a six (6) storey residential building (Marguerita Residence) with associated surface parking. Continuing on the east side of Clarissa Street, the lands are zoned MD – Mixed Use Downtown Zone and are occupied by a single family dwelling and the Ultramar Gas Bar and Circle K convenience store.
- South: The lands to the south are zoned MD- Mixed Use Downtown, in part and T-MD-1 – Mixed Use Downtown Temporary Special Exception Zone, in part, and are occupied by the Leon's Furniture and Appliance Store with associated parking, and a chip wagon located on the eastern parcel.
- West: The lands to the west (opposite side of Gilmour Street) is occupied by Rotary Park which extends from Gilmour Street to Beecher Street, between George Street to the north and Buell's Creek to the south. Rotary Park consists of an outdoor skating rink, basketball court, playground, open space and Butlers Creek with a building fronting on Gilmour Street which is occupied by the Brockville Gymnastic Academy.

Public Participation

The application for Zoning By-law Amendment has proceeded through the normal review process. On 6 February 2018, 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 and the "Brockville This Week" newspaper on 11 January 2018 and was circulated to property owners with 120.0 metres of the subject lands. In addition, signs were posted on the subject properties advertising that the lands are the subject of 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 6 February 2018 is attached as **Schedule "D"** to this report.

Comments Received prior the Public Meeting **Schedule "E"**:

1. B. Caskenette, Chief Building Official
 - No concern with the proposal but would like to note that:
 - A building permit will be required for each new building;

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

- A demolition Permit will be required for all existing structures;
- Per OBC, separate services shall be provided for each lot and shall not cross property boundaries and shall be connected to municipal services. Currently two separate properties.

2. C. Cosgrove, Director of Operations

- The Operations Department has no comments with respect to this application. A traffic impact analysis was completed for a previous application which proposed 94 units. As this application is for 48 units, additional analysis is not required.

3. Steven Allen, Environmental Services, Supervisor of Engineering

- Not opposed to the application.

4. Sandra MacDonald, City Clerk

- No comments.

5. Robert Nolan, Director of Economic Development (verbal)

- No concern with the proposed amendment.

6. Greg Healy, Chief Fire Prevention Officer

- No concern with the proposed amendment.

7. Mike Dakin, CRCA, Resource Planner

- No concern with the proposed amendments. CRCA staff will conduct a full review at the time of Site Plan submission.

8. Jeremy Godfrey, Bell Canada

- No concern; however there is a live cable currently servicing the church. Please contact us prior to demolition.

9. Alice Coleman, Enbridge Gas Distribution

- No objection.

10. Neighbour

- Opposed to the application.
 - Increased traffic will result in danger to children.
 - The 'face' of downtown Brockville will deteriorate with the addition of non-picturesque apartment buildings. Rental properties should be move uptown so that we may preserve as much as possible the historic look of downtown.
 - Should Leon's leave and another apartment building be put in its place, this would further deteriorate the southwest entry to downtown.

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

- Currently a public location and it should stay so. Should build a nice park “Trinity Park” for example or leave the area vacant for better proposals that fit our beautiful (for now) downtown core of this fantastic town.

Comments Received after the Public Meeting:

1. Heritage Brockville

- Not impressed with the design. The previous building, proposed for the property, was exceptionally well designed.
 - Large featureless wall with small windows.
 - Poor, unimaginined design.
 - Should have larger non-operable windows.
 - The design is not in *keeping with the traditional character of the community.*
- Balconies are non-existent. Patio doors could be incorporated into the design with a metal barrier to prevent egress.
- Official Plan states that the City “*may require, at the City’s sole discretion that proponents submit design guidelines with development applications establishing how the policies of this (Official) Plan have been considered and addressed. Such guidelines may also be required to address related issues of architectural treatments.*”
- Heritage Brockville requests that the City ask the developer to resubmit a more pleasing, visually engaging and livable design. The downtown core deserves something better than these buildings.

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.

The Planning Rationale prepared by Tracey Zander, ZanderPlan, adequately addresses the applicable PPS Policies. The Planning Department concurs with the consultant that the proposed development is consistent with the 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.

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

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*” and “*Skyline Development*” 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 3.5.1.2 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

2018-027-03

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

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 forty-eight (48) residential apartment units satisfies the above policies by being developed on an underutilized lot. Existing services are readily available, including public transit (red bus and evening routes intersecting at the south-west corner of King Street and Gilmour Street). Nearby parkland and open spaces are available to serve the residents (Rotary Park).

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 4.2.2, 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”*.

The proposed development has been proposed at three (3) storeys, 14.2 metres (peak), satisfying the above policies relating to height and massing of the building. The proposed height provides appropriate transition between the edge of the Downtown core and the older two (2) storey residential dwellings located along George Street. The height of the proposed buildings should have minimal impact on existing light (sunshine) and should not create any adverse effects on sightlines or shadows compared to previous designs for the site.

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

Addressing issues raised at the public meeting as well as comments received from Heritage Brockville after the Public Meeting:

1. John McDougall, 166 Church Street – Opposed the application but had a specific question relating to blasting. At the Public Meeting Mr. McDougall asked “should blasting be required, who is liable for any damages to my property?”

Staff has investigated the issue and have found that should a Blast Permit be needed an application to the City of Brockville Environmental Services Department is required. Through this process a pre and post blast survey are required. Any damages found as a result of the blasting are the responsibility of the blast contractor. However, at this time, the applicant is not anticipating the need for blasting.

2. Heritage Brockville provided verbal comments at the Public Meeting and submitted written comments following the meeting concerning the design of the building being poor and unsightly (attached as part of **Schedule “E”** to this report); the Official Plan, Section 4.2.3, subsection 17, states, among others that *“Any development proposed greater than three storeys but less than or equal to five storeys shall only be permitted subject to a site-specific amendment to the Zoning By-law”*, and shall satisfy *Signature Architecture and Angular Plane requirements and be consistent with the City’s approved Downtown and Waterfront Master Plan and Urban Design Strategy (DWMPUDS)*.

Based on above policy, Staff are of the opinion that the proposed structures satisfy design criteria outlined within the Official Plan and the DWMPUDS as the property is located within a transitional area of the Downtown Core and not included within the DWMPUDS policy area (see **Schedule “G”** attached to this report for a map outlining the policy area of the DWMPUDS); However, Staff would like to assure Committee that best efforts will be used during the Site Plan Control process regarding design elements for the building. These design elements can include but are not limited to, building articulation, cornices/mouldings, materials, and colours.

Staff would also like to remind Committee that Site Plan Control is a delegated approval to Staff; however, the application, site plan drawing(s) and elevation drawing(s) are circulated to Council for their review. At this stage, should any member of Council wish to see the application on the Council floor, this request can be made.

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 George St. The preliminary concepts for the development indicate the intent for the buildings to be located

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

at a minimum required front yard setback of 1.0 metre from the George Street property line and 1.0 metre from Clarissa Street property line, with no additional encroachments for balconies and air conditioning units as these elements are not being proposed.

Landscaped area totalling 1,062.4 square metres is available for use by the residents located adjacent the buildings and Rotary Park which is a fully equipped municipal park is available directly across/adjacent Gilmore Street.

In general, there do 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.

Zoning By-law Considerations:

The subject properties are currently zoned R9-1 Multiple Residential Special Exception Zone, in part, and MD-2 Mixed Use Downtown Special Exception Zone, in part. Accordingly, an application has been made for an amendment to Zoning By-law 050-2014 to rezone the subject lands to R8 – Multiple Residential Special Exception Zone. An apartment dwelling is a permitted use within the R8 – Multiple Residential Zone.

Given that the development as proposed would not meet the entire pre-existing zone provisions established for lands which are zoned R9-1 and MD-2, 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 1983874 Ontario Limited:

i) Encroachment in a Front Yard

Currently the zone provisions for the R9-1 Zone permits the building to be setback at 0.0 metres from George Street. The applicant has requested through the proposed amendment to increase the current permission from 0.0 metres to 1.0 metre for the western building located at the corner of Gilmore Street and George Street as well as a request for a reduction to the minimum front yard requirement along Clarissa Street to 1.0 metre.

Staff have reviewed the request and find the proposed requests minor. The proposed setbacks are an increase to what is currently permitted and should have minimal impact on adjacent properties. George Street has a 12.2 metre road allowance.

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

It should also be noted that the above request for a 1.0 metre setback from the property line is to the proposed building face. An allowance for eaves on the building will need to be incorporated into the by-law should Committee and Council be looking at approving the request. The applicant has provided an eave size of 0.75 metres, therefore requiring an additional encroachment from 1.0 metre to 0.25 metres to accommodate the proposed eaves.

ii) Location of Parking Area

Zoning By-law 050-2014 establishes setbacks to parking areas for apartment dwellings. Based on Section 3.33b)v)2.b., parking areas for apartments can only be located within an interior side or rear yard. In this case, the setback for the buildings is requested at 1.0 metre, therefore establishing the setback to parking at 1.0 metre. The applicant has requested to locate the parking area at a setback of 0.0 metres to a street line/property line and within the front yard.

Staff has reviewed the request and have no concern with the proposed setback of 0.0 m to parking. There are many properties within the downtown core which have parking areas with no setbacks from the street line.

iii) Children's Play Area

The application requests elimination of the requirement to supply a children's play area on the grounds of the apartment.

Having looked at the proposal and due the proximity to Downtown and other open space options (Rotary Park), Staff is of the opinion that the proposed children's play area could be waived and relief from the requirement be granted. Staff would like to advise the Committee that Cash-in-Lieu of Parkland dedication may be required as part of the Site Plan Agreement. This amount is a 5% payment based on the value of the vacant land (appraisal required) completed prior to building permit issuance.

Accordingly, prior to development, the 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.

The recommendations in this report, to create zoning to reflect the site-specific circumstances for the development project, 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

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

the changes that have been proposed (addition of eave encroachment request) by the applicant after the holding of the public meeting.

Based on review of all comments received, examination of the Official Plan, the DWMPUDS and Zoning By-law 050-2014 and the pending consent application to merge the properties, staff recommend that the request for rezoning on both properties be approved in order to permit the proposed apartment buildings to be developed.

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

Should the recommendations above be accepted by Council, the proposed zone would read similar to the following:

"R8-3 (137 George Street and Trinity Church (former))

The uses permitted in the R8-3 Zone shall be two (2) apartment dwellings containing a maximum of forty-eight (48) dwelling units. The zone provisions for the R8-3 Zone shall be the same as for the R8 Zone save and except for the following:

Minimum Front Yard – Clarissa Street (measured to the building face)	1.0 m
Minimum Front Yard – George Street (measured to the building face)	1.0 m
Minimum Front Yard – Gilmore Street (measured to the building face)	2.5 m
Minimum Interior Side Yard (measured to the building face)	4.6 m

Notwithstanding Section 3.33 of this By-law, parking may be permitted in the front yard adjacent to George Street at a setback of 0.0 metres from the street line.

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

Notwithstanding Section 3.51 f) of this By-Law, an eave may be constructed at a minimum setback of 0.25 metres."

POLICY IMPLICATIONS:

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

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Proposed Zoning By-law Amendment
137 George Street and Trinity Church (former)
Owner: 1983874 Ontario Limited
Agent: Tracy Zander, ZanderPlan
File D14-027 (050-2014)

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FINANCIAL CONSIDERATIONS:

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

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, it is reasonable to rezone the subject properties.

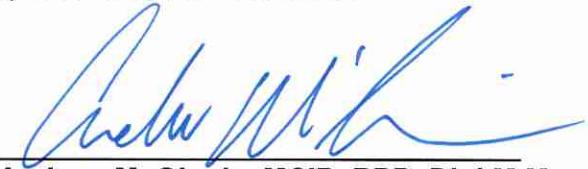
The proposed amendments to Zoning By-law 050-2014 will intensify, utilize existing services/infrastructure and add to the mix of housing types available within the Downtown and Central Waterfront Area.

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.



David Dick, CPA
Director of Corporate Service
and Acting Director Planning

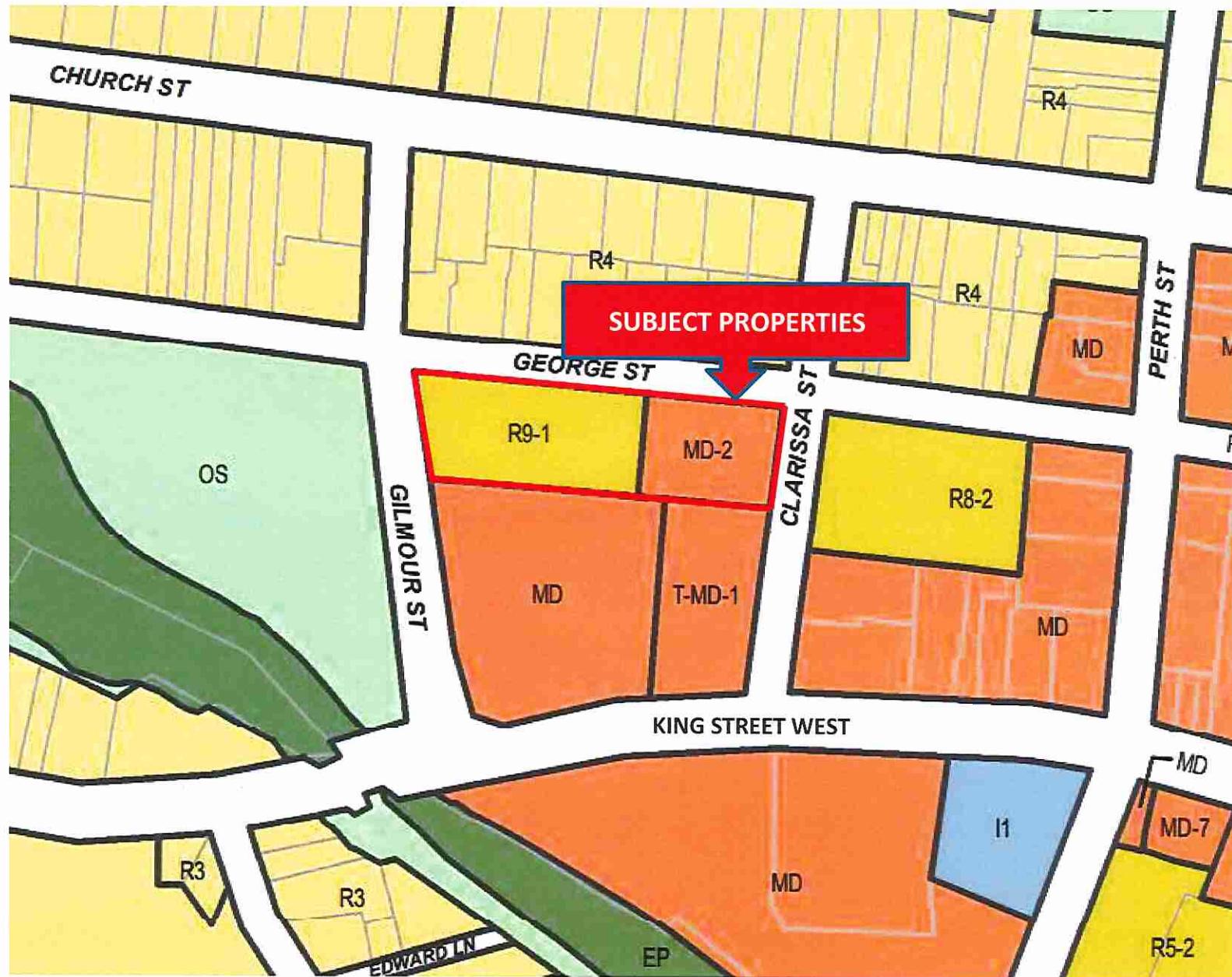


Andrew McGinnis, MCIP, RPP, Dipl.M.M.
Planner II

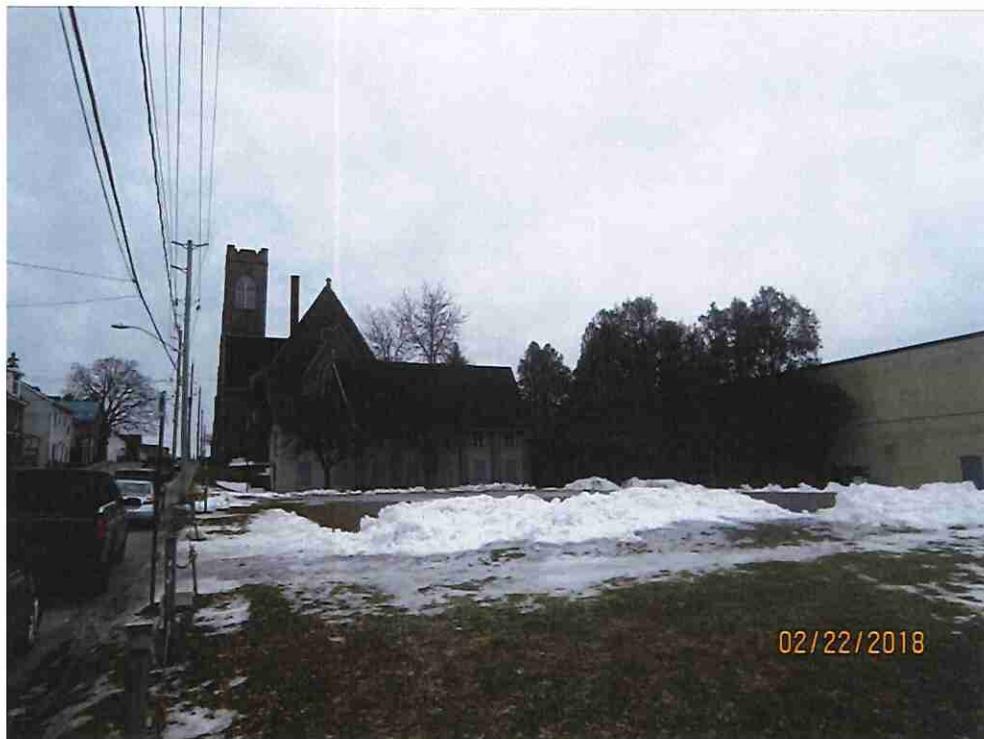


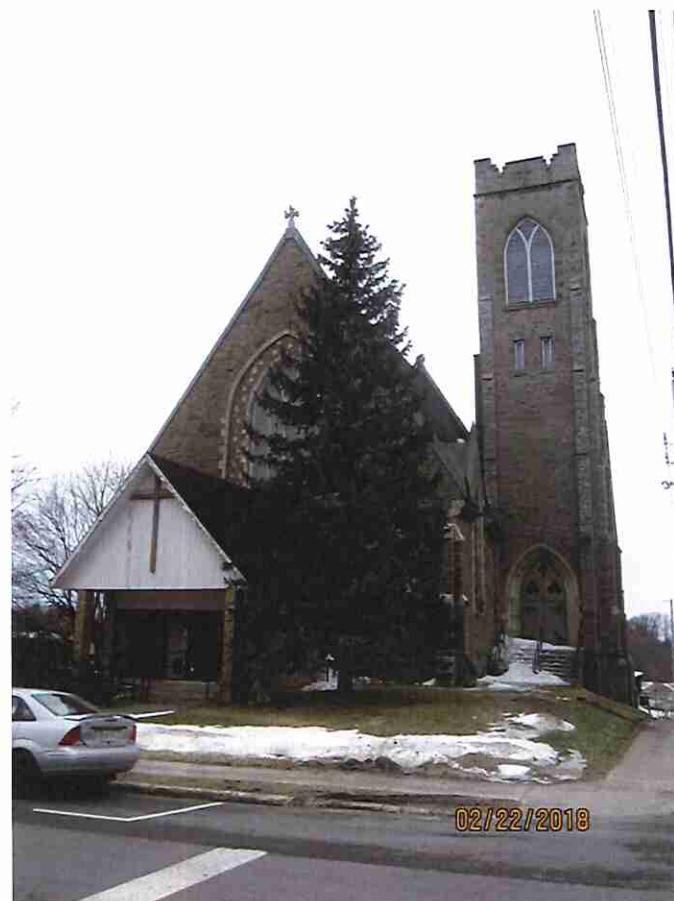
B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2018-027-03



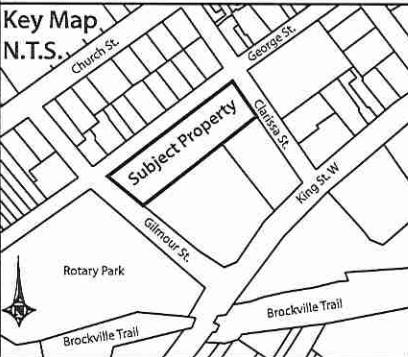
SCHEDULE "B" TO REPORT 2018-027-03





Amendment Sketch

137 George Street
Lots 'A' and 23, Part Lots 'B' and 24
Registered Plan No. 67
City of Brockville



Legend

- Lands to be Re-Zoned
- Barrier-Free Parking Space
- Ramp Up
- 1.5m Manoeuvering Aisle
- Walkways

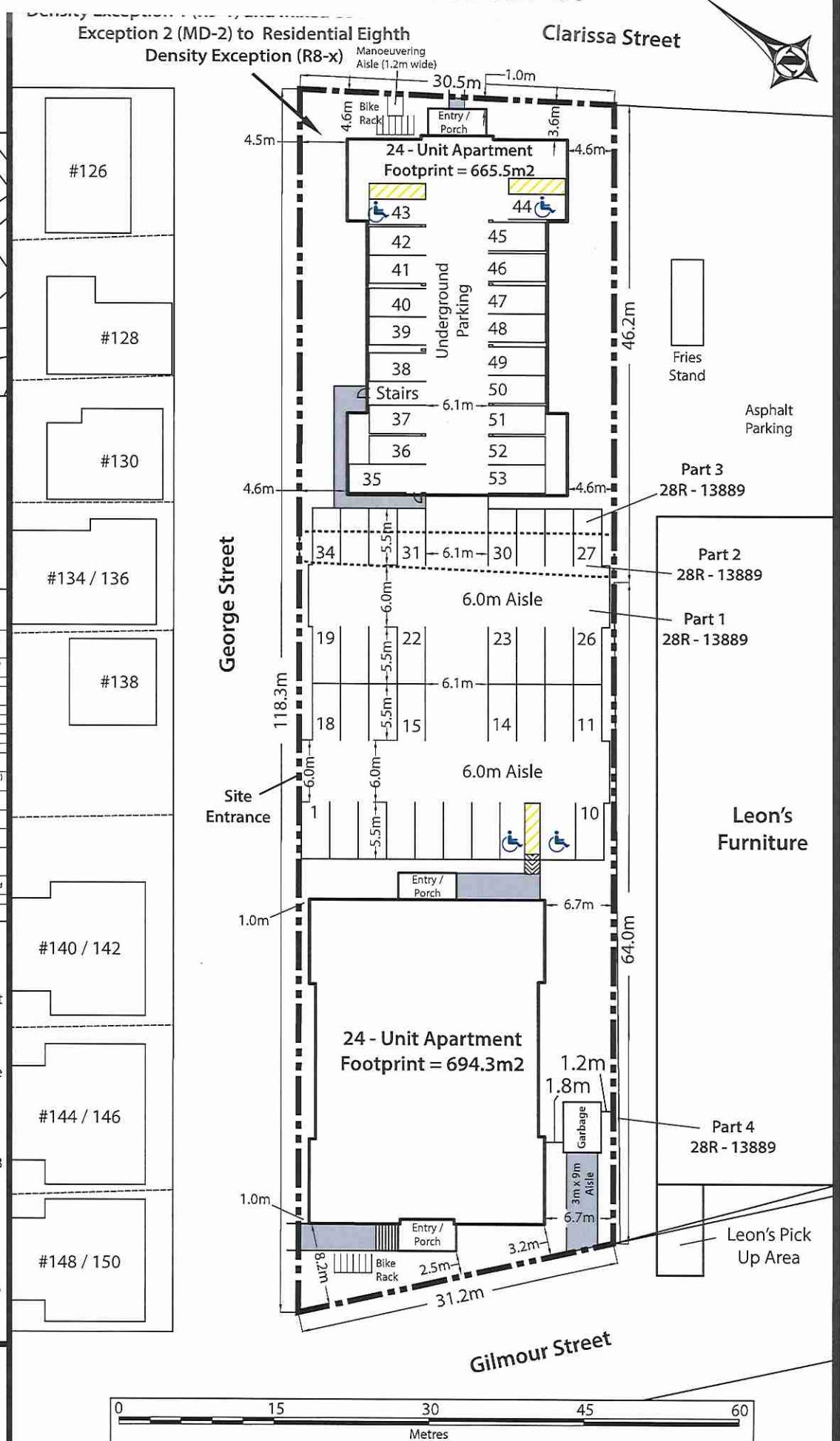
Zoning Table for 137 George Street
Currently Zoned Mixed Use Downtown Exception 2 (MD-2)
and Residential Ninth Density Exception 1 (R9-x)

Zone Provision	MD-2 Zone Requirements	R9-x Zone Requirements	RR Zone Requirements (Apartment)	Proposed R8-X
Lot Frontage (min)	30.0m	31.0m	25.0m	31.2m (Gilmour) / 30.5m (Clarissa)
Lot Area (min)	1,280.0m ²	2,215.0m ²	1,000.0m ²	1,488.0m ²
Front Yard (min)	Existing	13.5m	8.0m	1.0m (Clarissa) / 2.5m (Gilmour)
Exterior Side (min)	Existing	0.0m	6.0m	4.6m, 6.7m
Interior Side (min)	Existing	0.0m	5.0m	N/A
Rear Yard (min)	0.0m	1.5m	7.5m	N/A
Lot Depth (min)	N/A	68.0m	25.0m	30.5m
Lot Coverage (max)	80%	N/A	N/A	40.4%
Landscape Open Space (min)	10%	30%	30%	30.5%
Height (max)	Existing	*17.0m (Subject to Bonus Provisions)	18.5m	11.4m (Midpoint) / 14.2m (Peak)
No. of Stories (max)	N/A	*5 (Subject to Bonus Provisions)	N/A	3
Children's Play area	2.5 sm/unit	2.5 sm/unit	Not required	
No. of Units (max)	N/A	*45 (Subject to Bonus Provisions)	N/A	48
Density (max)	N/A	Subject to Bonus Provision	160 Units / Hectare	138 Units / Ha
Parking Location	Interior and rear yards	Interior and rear yards	Interior side yard	Exterior side yard
Parking	0 spaces	1.1 / unit	1.1 / unit	1.1 / unit

*Section 5.3.12.1: R9-x Zone bonus provisions permit up to 37.0m height, maximum of 33 stories, and a maximum of 94 residential units subject to the provisions listed in 5.3.12.1.

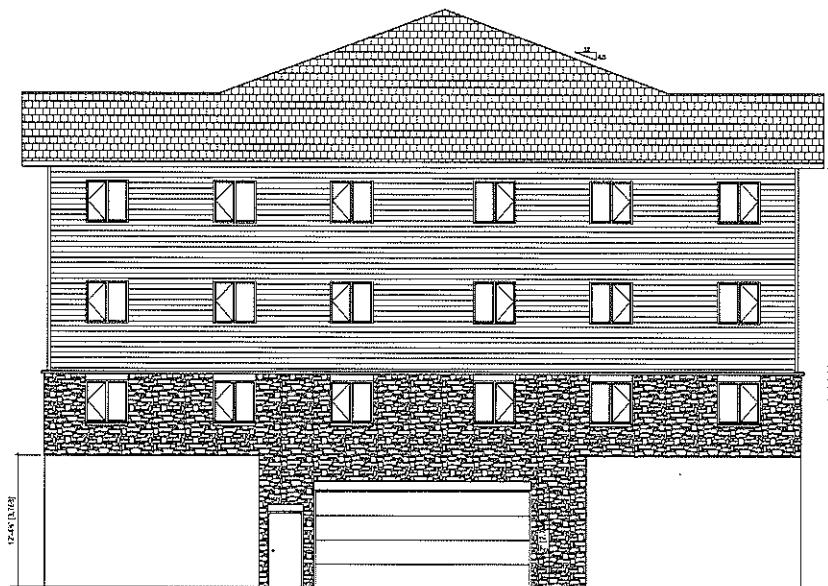
Notes:

- Due to site grading and proposed drainage there is only one entrance out to George Street for the central parking area proposed.
- The site shows five (5) barrier-free spaces in total. A Type-A and Type-B space are shown in the central parking area, two Type-B spaces are shown in the underground parking, and one Type-A space shown to the south side of the building fronting onto Clarissa St. Each space has been provided a 1.5m manoeuvering aisle. In total, there are 2 Type-A spaces and 3 Type-B spaces provided.
- The garage area for the building fronting onto Gilmour Street will include the required screening and will be accessed directly from Gilmour Street.
- Boundary and dimensions of the subject property derived from Survey Plan 28R - 13889 completed by Farley, Smith and Denis Surveying Ltd. in October, 2011.

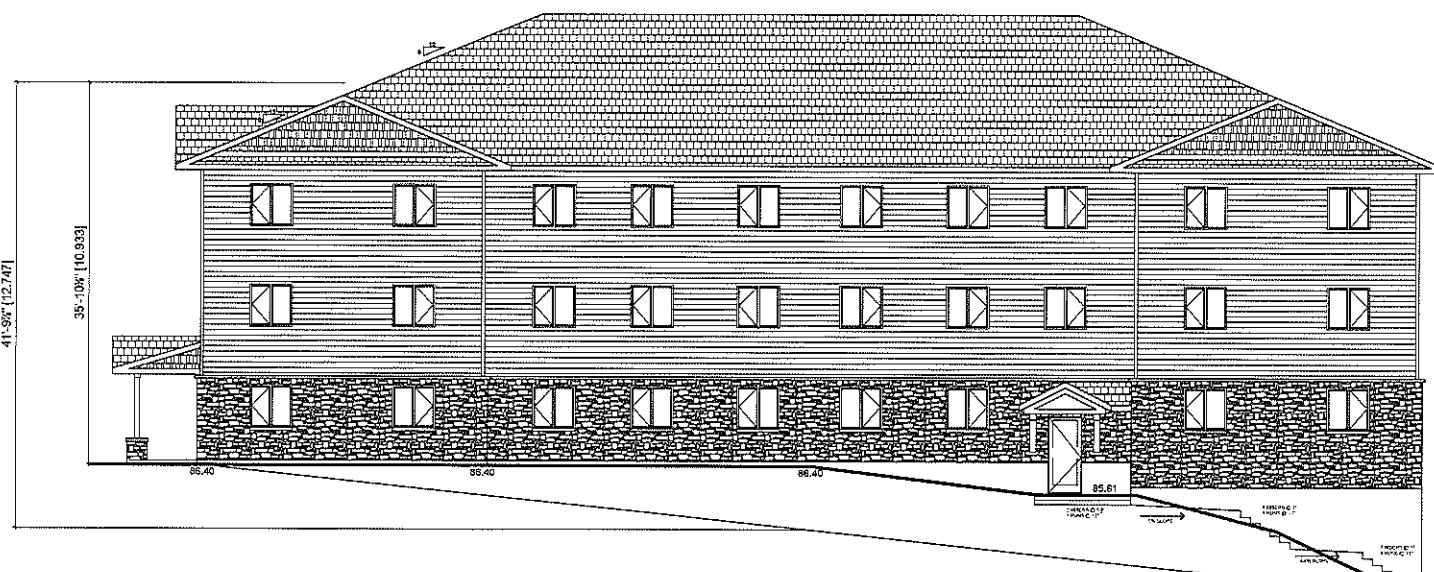




EAST ELEVATION

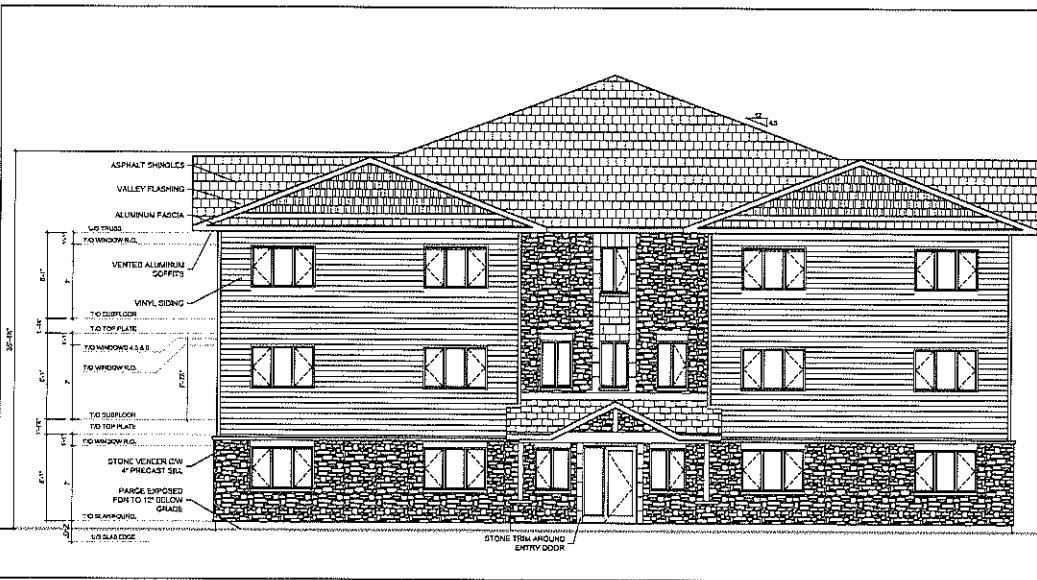


WEST ELEVATION

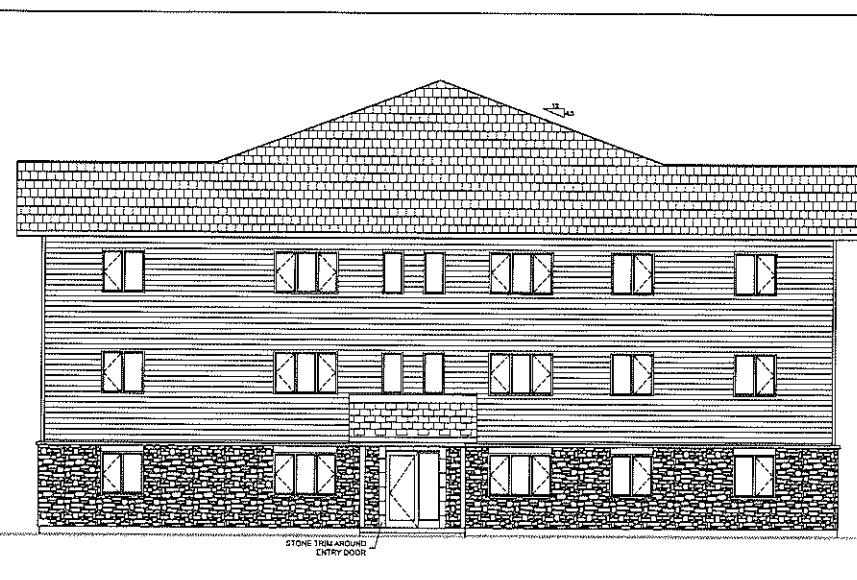


NORTH ELEVATION

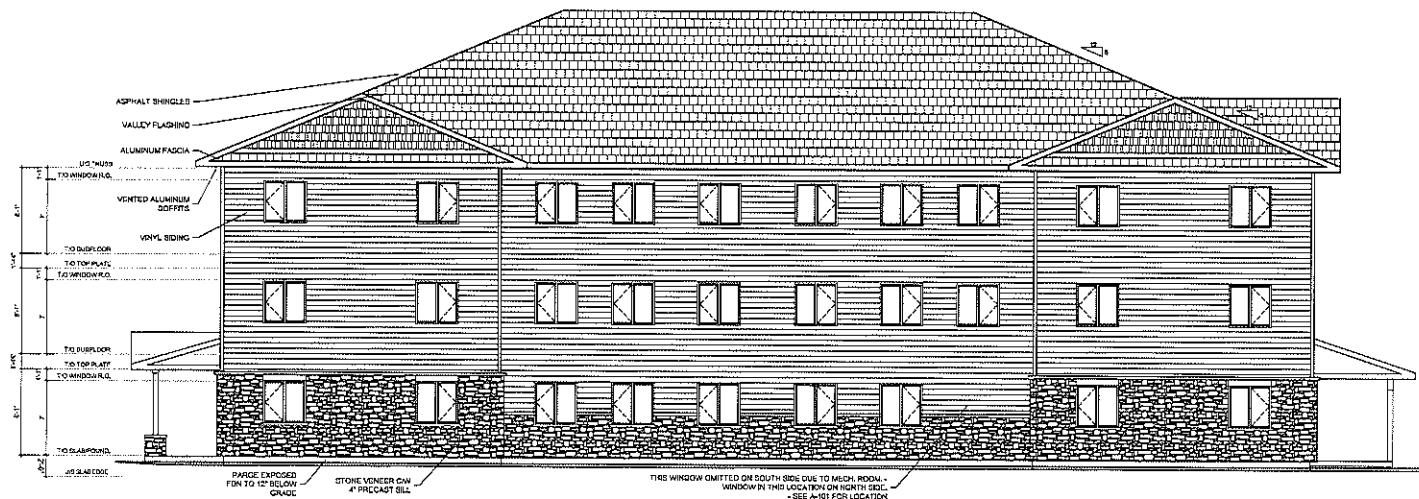
Project Name:		137 GEORGE ST.	ELEVATIONS
Architect:		Brockville, ON	
Architect:	geoff hoggins architect	Structural Engineer:	
Architect:		Mechanical Engineer:	
Architect:		Electrical Engineer:	
Architect:		Plumbing Engineer:	
Architect:		Landscaping:	
Architect:		Other:	
Prepared by:		Reviewed by:	
Date:		Date:	
Signature:		Signature:	



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NOT FOR
CONSTRUCTION

Project No.		Drawing No.	
127 GEORGE ST.		ELEVATIONS	
BUILDING B		Broadview, OH	
Architect:	GEOFF RODGERS	Struct. Eng.:	John M. Koenig, PE
Interior Design:	Stefano Ferrente	Electrical Eng.:	John M. Koenig, PE
Landscaping:		Mechanical Eng.:	John M. Koenig, PE
Plumbing:		Code Review:	John M. Koenig, PE
Structural:		Permitting:	John M. Koenig, PE
Energy Modeling:		Permitting:	John M. Koenig, PE
LEED:		Permitting:	John M. Koenig, PE

SCHEDULE "D" TO REPORT 2018-027-03



COMMITTEE MINUTES

Public Meeting Economic Development & Planning Committee

Tuesday, February 06, 2018, 6:00 pm
City Hall, Council Chambers

Committee Members:

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

Staff:

S. MacDonald, City Clerk
A. McGinnis, Planner II
D. Dick, Director of Corporate Services

The Chair called the meeting to order at 6:00 pm.

REPORT

1. **2018-012-02**

**Proposed Zoning By-Law Amendment to
Zoning By-Law 050-2014,
137 George Street and Trinity Church Lands, Brockville**

Moved by: Councillor Baker

THAT Report 2018-012-02 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.

CARRIED

Councillor Kalivas announced the Public Meeting procedure.

A. McGinnis announced that Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper and the Brockville This Week on January 11, 2018 and was circulated to property Owners within 120.0 metres (400.0 feet) of the subject property and various Agencies and Departments. In addition, signs were posted on the subject property advising that the lands are the subject of an Application for Amendment to City of Brockville Zoning By-law 050-2014.

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, February 06, 2018

Councillor Kalivas, Chair, asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address, e-mail and postal code to the Secretary prior to leaving the meeting. Councillor Kalivas identified that "Request for Information Sheets" were located at the back of the room.

Councillor Kalivas reviewed the procedures for the Public Meeting.

A. McGinnis provided an overview of the proposed amendments to the official plan and zoning by-law.

Tracy Zander, Zander Plan Inc. spoke to the application representing the developers. She confirmed that the proposed plan does include sufficient parking, with a single entrance to the site. The developers are requesting relief from the playground requirement as the Rotary Park is in very close proximity to the development.

Councillor Baker asked that the report indicate whether there has been any relief granted to other developments for playground contributions during this term of council.

Councillor Bursey asked if any of the units will be accessible. Stefano Ferrante replied that the development will include four (4) accessible units in each building; AODA compliant washrooms.

John McDougall, 166 Church Street - J. McDougall spoke in opposition to the proposal. He noted that previous development of the Leon site required blasting which caused damage to his home. S. Ferrante indicated that there would not be any blasting on the site. A. McGinnis confirmed that a blasting permit would be required which includes the requirement of pre and post blasting studies. T. Zander indicated that there is no intention to blast.

Paul Bullock, 151 King St E - P. Bullock spoke in opposition to the proposal. He noted his disappointment with the construction that includes small windows and no balconies. Mr. Ferrante responded that the size of windows is maximum permitted under the building code.

Gwen Priestly, 130 Church Street - G. Priestly spoke in opposition to the proposal. She noted the existing problems with parking on the street making it difficult for residents to get in and out of their driveways on

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, February 06, 2018

Church Street. She noted that when the roof was installed at Rotary Park that the construction caused her house to shake. What are implications during this construction? She asked how long it would take to demolish the site and build new. The Developer estimated demolition to take 2-3 months and construction, one building at a time approximately 14 months; it was planned to start with the building on the east side and use the lands on the west side for construction lay down area and worker parking.

Dave Sheridan, Maitland spoke in opposition to the proposal. He expressed his disappointment with the demolition of the church. If components of the church were donated to the City, it could be repurposed/reconstructed at other City properties.

Doug Grant, 8 Orchard Street spoke in opposition to the project.

D. Van Vliet 172 Church Street spoke in opposition to the proposal. Concerns noted with traffic and the safety of neighbourhood children. He questioned need for apartments in the downtown core.

Adele Bradley, 40 Winters Court thought that Trinity Church would be a good location for St Vincent de Paul Centre drop in centre.

Councillor LeSueur asked about demolition and the cost and/or feasibility of saving portions of the church, Chris Carson spoke to the stone within the church. It is expensive to take the stone down piece by piece. It is difficult to put a monetary value of the stone. The current owners tried for many years to find someone with interest in taking the stone. The developers would be interested if feasible to re-purpose materials.

T. Zander addressed traffic concerns the proposal does meet the requirements of the zoning bylaw. There is a market for apartment units within the City.

Joe Botham happy to see developer in downtown Brockville. Pleased to see property developed instead of sitting idle and unused. He added it was encouraging to have more residential units' downtown which will make the downtown come alive again.

The meeting adjourned at 7:16 pm.

SCHEDULE "E" TO REPORT 2018-027-03



CITY OF BROCKVILLE
PLANNING DEPARTMENT - BUILDING SERVICES DIVISION

INTEROFFICE MEMORANDUM

TO: ANDREW MCGINNIS – PLANNER II

COPY:

FROM: BRENT CASKENETTE – CHIEF BUILDING OFFICIAL

SUBJECT: ZONING BY-LAW AMENDMENT- FILE D14-027
137 GEORGE ST AND TRINITY CHURCH

DATE: JANUARY 19, 2018

Andrew:

Our review of the proposal for the above noted subject site development has been completed and at this time would advise of the following:

- A Building Permit will be required for each new building.
- A Demolition Permit will be required for all existing structures.
- Per OBC, separate services shall be provided for each lot and shall not cross property boundaries and shall be connected to municipal services. Currently two separate properties.

No additional concerns at this time. A complete review will be required at time of application for a building permit.

Regards,

A handwritten signature in black ink, appearing to read "Brent Caskenette".

BRENT B. CASKENETTE – CHIEF BUILDING OFFICIAL

City of Brockville, One King Street West, P.O. Box 5000, Brockville, ON K6V 7A5
Tel. (613) 342-8772, ext. 441 – Fax (613) 498-2793 – Email: bcaskenette@brockville.com

Dayna Golledge

From: Conal Cosgrove
Sent: January 12, 2018 3:53 PM
To: Andrew McGinnis
Cc: Dayna Golledge; Steve Allen
Subject: RE: Memo - Notice for Zoning Amendment Application - File D14-027

Andrew

The Operations Department has no comments with respect to this application. A traffic impact analysis was completed for a previous application which proposed 94 units. As this application is for 48 units, additional analysis is not required.

Conal

From: Dayna Golledge
Sent: January 11, 2018 12:36 PM
To: Conal Cosgrove; Peter Raabe; Steve Allen; Scott Fraser; Greg Healy; Brent Caskenette
Subject: Memo - Notice for Zoning Amendment Application - File D14-027

Good Afternoon,

Attached you will find the notice for Zoning Amendment Application **D14-027** going to The Economic Development Planning Committee on **February 6, 2018**.

Please reply with any comments regarding these applications by no later than January 21, 2018.

If you have any specific questions in relation to these applications, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421;
or email to: amcginnis@brockville.com

Thank you,

Dayna Golledge

Administrative Coordinator – Planning Department, City of Brockville
 Mail: One King Street West, P.O.Box 5000, Brockville, ON K6V 7A5
 Tel. 613.342.8772, ext. 4463
 Fax. 613.498.2793
 Email: planning@brockville.com



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Memorandum



File No. D14-027

Date: January 26, 2018

To: Andrew McGinnis
Planner

From: Steven Allen, C.E.T., M.M.
Supervisor of Engineering

Subject: Application for Rezoning for 137 George Street – Zanderplan – Tracy Zander, City of Brockville.

The Environmental Services Department has reviewed the request to change the current zoning of 137 George Street from (MD2) and (R9-1) to (R-8) – Multiple Residential Special Exception Zone to facilitate the development of (2) 24 unit apartment buildings with a common parking area between. The existing church will be removed to allow for the redevelopment. Environmental Services are not opposed to the application.

Steve

SEA:sa

Dayna Golledge

From: Sandra MacDonald
Sent: January 12, 2018 2:19 PM
To: Dayna Golledge
Subject: RE: Memo - Notice for Zoning Amendment Application - File D14-027

The Clerk's Office has no comments.

Sandi

From: Dayna Golledge
Sent: January-11-18 12:36 PM
To: Conal Cosgrove; Peter Raabe; Steve Allen; Scott Fraser; Greg Healy; Brent Caskenette
Subject: Memo - Notice for Zoning Amendment Application - File D14-027

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Please reply with any comments regarding these applications by no later than January 21, 2018.

If you have any specific questions in relation to these applications, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421;
or email to: amcginnis@brockville.com

Thank you,

Dayna Golledge

Administrative Coordinator – Planning Department, City of Brockville
Mail: One King Street West, P.O.Box 5000, Brockville, ON K6V 7A5
Tel. 613.342.8772, ext. 4463
Fax. 613.498.2793
Email: planning@brockville.com



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2

CERTIFICATE OF ZONING COMPLIANCE
REVIEW FORM
FIRE DEPARTMENT

Date: January 18, 2018

Address of Subject Property: 137 George Street & Trinity Church

FIRE REQUIREMENTS	REQUIRED	NOT REQUIRED	
Site Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire Code Updates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	

Fire comments:

1. The Fire Department has no concerns with the proposed Zoning Amendment for the above address.
2. This Department wishes to be circulated for the building permit.

Fire Review Signature:	 Greg Healy, Chief Fire Prevention Officer
------------------------	---

Andrew McGinnis

From: Mike Dakin <MDakin@crca.ca>
Sent: January-19-18 11:51 AM
To: Andrew McGinnis
Cc: Dayna Golledge; 'Tracy Zander (tracy@zanderplan.com)'; Sean Czaharynski
Subject: D14-027 (137 George St) - CRCA Comments

Andrew,

CRCA staff have received the notice for zoning amendment application D14-027 for the two apartment buildings proposed at 137 George Street. Our primary interests for the proposed development are the provision of adequate on-site stormwater management and adherence to source water protection policies.

Stormwater Management

Staff have completed a preliminary review of the Servicing and Stormwater Management Report (Robinson Land Development, November 2017) and are satisfied, at this time, with the general stormwater management approach for the purposes of the zoning by-law amendment. The approach, as detailed in the report, is consistent with CRCA stormwater management guidelines. Detailed review of the report and SWM design will be completed as part of the CRCA's review at the Site Plan Control stage. We will provide additional comments at that time.

Source Water Protection

The location of the proposed two apartment buildings at 137 George Street in the City of Brockville is within IPZ-2 of the Brockville Intake Protection Zone. A summary of the relevant policies from the Cataraqui Source Protection Plan (the Plan) can be found online at: <http://www.cleanwatercataraqui.ca/maps/Clickable%20Maps/Fact%20Sheets/IPZ2-Brockville-Municipality.pdf>. In reviewing these policies, staff have determined that there are no significant drinking water threats connected with the proposed development (i.e. application of pesticides, storage/application of agricultural source material and use of land for livestock) requiring additional risk management measures. As noted, the property is within a highly vulnerable aquifer, however, the proposal does not include activities that would require additional risk management measures.

In conclusion, staff have no objections with approval of zoning amendment application D14-027 based on our review of natural hazards, natural heritage, and water quality and quantity protection policies. Please inform this office of any decisions made by the City with regard to this application.

Please contact me should you have any questions.

Best regards,

Mike



Michael Dakin

Resource Planner

Cataraqui Region Conservation Authority

1641 Perth Road, PO Box 160, Glenburnie ON, K0H 1S0

Phone: (613) 546-4228 ext. 228 - Fax: (613) 547-6474

Toll Free for Area code (613): 1-877-956-2722

Visit us on the web: www.crca.ca

www.cleanwatercataraqui.ca

www.cataraquitrail.ca

Bell - Jeremy Godfrey
From: Godfrey, Jeremy <jeremy.godfrey@bell.ca>
Sent: January 11, 2018 3:12 PM
To: Dayna Golledge
Subject: RE: Memo - Notice for Zoning Amendment Application - File D14-027
Attachments: Memo - 137 George Street - File D14-027.pdf

Hello Dayna,

Bell would like to comment that we have a live cable into the church that will need to be disconnected prior to any demolition. Should this proceed please provide my contact information to the developer to make these arrangements as well as to plan for servicing the new apartments.

Regards

Jeremy Godfrey
Specialist - Network Provisioning
T : 613 345-3237 M : 613 340-4887

From: Dayna Golledge [mailto:DGolledge@brockville.com]
Sent: Thursday, January 11, 2018 12:36 PM
To: Conal Cosgrove <ccosgrove@brockville.com>; Peter Raabe <praabe@brockville.com>; Steve Allen <sallen@brockville.com>; Scott Fraser <sfraser@brockvillepolice.com>; Greg Healy <ghealy@brockville.com>; Brent Caskenette <bcaskenette@brockville.com>
Subject: Memo - Notice for Zoning Amendment Application - File D14-027

Good Afternoon,
Attached you will find the notice for Zoning Amendment Application D14-027 going to The Economic Development Planning Committee on February 6, 2018.
Please reply with any comments regarding these applications by no later than January 21, 2018.

If you have any specific questions in relation to these applications, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421; or email to: amcginnis@brockville.com

Thank you,

Dayna Golledge
Administrative Coordinator - Planning Department, City of Brockville
Mail: One King Street West, P.O.Box 5000, Brockville, ON K6V 7A5
Tel. 613.342.8772, ext. 4463
Fax. 613.498.2793
Email: planning@brockville.com

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Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

January 22, 2018

Andrew McGinnis
Planner II
City of Brockville
Planning Department
One King Street West PO Box 5000
Brockville, ON K6V 7A5

Dear Andrew McGinnis,

Re: Zoning By-law Amendment
137 George Street & Trinity Church
City of Brockville
File No.: D14-027

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

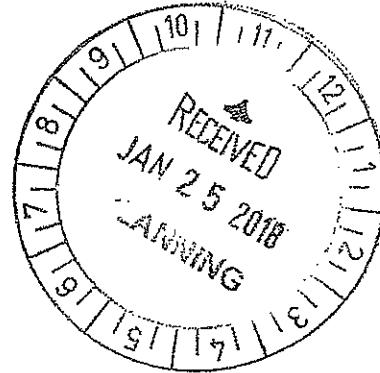
A handwritten signature in cursive script that reads "Alice Coleman".

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh

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



[Redacted]

Brockville, 17 January 2018

Subject: The proposed change of R9-1 and MD-2 zone to R8-Multiple Residential Special Exception Zone

Dear Sir/Madam,

We have received an invitation to the Public Meeting regarding the change in zoning at 137 George Street, better known as the Trinity Church location.

We **oppose** the proposal to build two rental apartment buildings at this location for many reasons, and hope the location can be used for other purposes which more reflect the needs of the city and the public. Please read our arguments below:

- The current infrastructure around 137 George Street does not support an additional 48 rental units. Traffic will likely dramatically increase, which poses a danger to children frequenting the Brockville Gymnastics Academy and the Rotary Park.
- The 'face' of downtown Brockville will deteriorate with the addition of more non-picturesque apartment buildings. We feel we can comfortably state that many people living in this city are frustrated with the downtown (rental) apartment buildings we have to date. The apartments along Water street come to mind, for example. Rental properties should be moved uptown so that we may preserve as much as possible the historic look of downtown Brockville.
- We believe it to be a matter of time before Leon's will close its doors. Once they decide to close the location and if the building were to be taken down, we are worried that even more apartment buildings will arise, further deteriorating the southwest entry to downtown Brockville. Also, if condominiums were to be built at the current Leon's location, rental properties next door would drive the prices down.
- The current location is a public location, and it should stay so. Our proposal is that we should build a nice park. Call it the 'Trinity Park' for example. Or leave the area vacant for better proposals that fit our beautiful (for now) downtown core of this fantastic town.

We hope to be able to attend the hearing on February 6th. If not, we hope that our remarks will be added to the discussion somehow.

Sincerely,

[Redacted]

HERITAGE BROCKVILLE

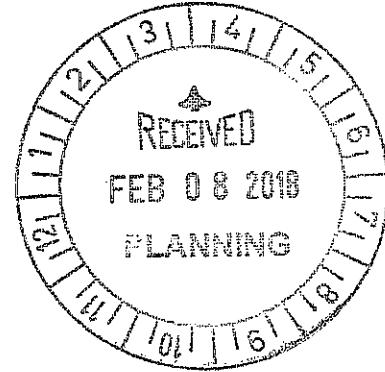
Brockville's Municipal Heritage Advisory Committee



Brockville City Hall, P.O. Box 5000, 1 King St. West, Brockville, ON, Canada K6V 7A5

February 8, 2018

Chief Planning Officer,
c/o City of Brockville,
Victoria Building,
One King St. West,
Brockville, ON
K6V 7A5



To Whom It May Concern;

Subject: Development of 137 George Street & Trinity Church (former).

At our regular meeting on Tuesday February 6, 2018 Heritage Brockville reviewed the drawings and description of the proposed development at 137 George Street. Two of our members also spoke at the Public Meeting earlier in the evening and listened to the reports made by the developer. As a committee we wish to make the following comments:

- The official plan states that a development proposal "*shall ensure that a new development is designed in keeping with the traditional character of the City in a manner that both preserves their traditional community image and enhances their sense of place within the City.*" This design falls far short of this policy. What we have here are large featureless walls containing relatively small windows. The developer indicated that he needed small windows in order to have them operable. This explanation does not warrant a poor, unimagined design. We contrast this proposal with the Wall Street Village apartments under construction. The windows are larger creating a more liveable space. It is not difficult to add a larger non-opening window to each unit in addition to the smaller operating ones. To imagine that these buildings *enhance a sense of place within the City* and is in *keeping with the traditional character* is patently false.
- Balconies are non-existent in this design. The developer indicated that he did want people out on their balconies using barbecues. Again we contrast this design with the Wall Street Village apartments where each unit has a balcony. As a minimum, patio doors could be incorporated in the design with a metal barrier to prevent egress. There are modestly priced apartments in Brockville that incorporate this feature.
- There is a general lack of visually engaging elements in this proposal. Viewed from King Street one would see a non-descript wall housing small windows. There are few, if any, elements that make this building special to Brockville. As one person indicated at the meeting "there's a building that I wouldn't be proud of if I were putting it up." It may be of interest to note that the previous building, proposed for the property, was exceptionally well designed.

The Official Plan indicates that the City “*may require, at the City’s sole discretion that proponents submit design guidelines with development applications establishing how the policies of this (Official) Plan have been considered and addressed. Such guidelines may also be required to address related issues of architectural treatment.*”

Heritage Brockville requests that the City ask the developer to resubmit a more pleasing, visually engaging and liveable design. A design that reflects more of the elements in our Official Plan. The downtown core deserves something better than these buildings. We, as a committee, would be agreeable to meet with the developer to discuss revisions.

Paul Bullock



Chair,
Heritage Brockville

Cc:File

SCHEDULE "F" TO REPORT 2018-027-03

Your rural land planning experts

January 3, 2018

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

To Whom It May Concern:

RE: Zoning By-Law Amendment – Revised Planning Report
137 George Street
Lots A & 23, and Part of Lots B & 24
Registered Plan No. 67
City of Brockville

ZanderPlan Inc. has been retained by 1850521 Ontario Limited and 1850522 Ontario Limited, to prepare and submit a Zoning By-law Amendment Application for the property located at 137 George Street. The subject property measures approximately 3,483m² with frontage on Clarissa Street, George Street and Gilmour Street. The east side of the property currently houses a church with the west side of the property containing a gravel parking area. There are very few mature trees or landscaped areas currently on the property. The property slopes down significantly from east to west as you travel along George Street. The development proposal will seek to remove the existing church and any structures attached to it and build two (2) new 24 unit, 3-storey apartment buildings with a centralized parking area. The building proposed on the east side of the property will include underground parking and an indoor garbage area. The Zoning By-Law Amendment is being submitted before the Site Plan Application to propose a rezoning from Residential Ninth Density - Exception 1 (R9 – 1) and Mixed Use Downtown Exception 2 (MD – 2) to Residential Eighth Density – Exception (R8 – X) Zone to permit the two proposed apartment buildings. Once the new zoning classification is in place, the Site Plan for the proposal will be submitted. In addition, an Environmental Assessment Report has been submitted along with a Servicing and Stormwater Management Report.

SUBJECT PROPERTY

The subject property is located at 137 George Street, described as Lots A & 23, and Part Lots B & 24, Registered Plan 67, in the City of Brockville (See Figure 1) comprised of Parts 1 – 4 on Plan

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28R - 13889. The property measures approximately 3,483m² in size with 30.5 metres of frontage on Clarissa Street, 118.3 metres of frontage on George Street and 31.2m of frontage on Gilmour Street. An existing stone church with an attached parish hall is located on the east side of the property fronting onto Clarissa Street. A gravel parking area with access off of George Street is located on the west side of the property. Hydro poles and overhead wires are located on the south side of George Street and the east side of Gilmour Street abutting the property. A pedestrian sidewalk is located along Clarissa Street abutting the property which extends part of the way down George Street, ending at the side wall of the attached parish hall near the entrance to the gravel parking area. The property includes two parcels which were previously severed in 2011. As the proposal includes the entire site, a *Planning Act* application will be required to merge the parcels back together.



Figure 1 – Aerial View of 137 George Street

The subject property is located within the Downtown and Central Waterfront Area with a variety of different land uses located in the surrounding neighbourhood. Lands to the north are mainly lower density single or semi-detached dwellings with a few examples of higher density development. Lands to the east consist of higher density residential apartments with some commercial uses fronting onto King Street West. Lands to the south include Leon's Furniture and its large asphalt parking area, as well as the Brockville Gymnastics Academy. Lands to the west consist of some residential uses of varying density and Rotary Park. The Brock Trail is located south of the property traveling in an east to west direction. The proposed apartment buildings would be suitable given the existing multi-residential development already existing to



the east and could be easily serviced within walking distance by a number of commercial uses along King Street West.

DEVELOPMENT PROPOSAL

The development proposal will seek to re-zone the subject property in order to construct two (2) three storey, 24 unit apartment buildings, one at either end of the site, with a central parking area. The buildings will front onto Clarissa Street and Gilmour Street respectively with access to a common parking area coming off of George Street. The east building will include 19 spaces of underground parking with two stalls devoted to barrier-free parking. Access to the underground will come via the central parking area. Garbage will also be located in the underground of the east building. The west building will be situated lower on the property, due to an elevation change on the site, and will not include any underground parking. The majority of the central parking lot, including the two barrier-free spaces, will provide the parking requirement for the west building. Garbage for the westernmost building will be situated to the south of the building with an access lane for garbage trucks coming off of Gilmour Street.

Upon completion, the site will house 48 residential units with a total of 53 parking spaces, nineteen of which will be underground and four of which will be dedicated for barrier-free parking. The proposed east building will include three (3) one-bedroom units, fifteen (15) two-bedroom units and six (6) three-bedroom units spread evenly over all three storeys. The west building will include two (2) one-bedroom units on the main floor, nineteen (19) two-bedroom units spread over all three storeys and three (3) three-bedroom with one on the main floor and two on the third floor. In total, of the 48 units proposed the development will include five (5) one-bedroom units, thirty-four (34) two-bedroom units and nine (9) three-bedroom units. The proposed density for the development is 138 units per hectare. This zoning amendment application is submitted to re-zone the property to Residential Eighth Density Exception (R8-X) Zone to support the proposal.

CITY OF BROCKVILLE ZONING BY-LAW No. 050-2014

The subject property is currently zoned Mixed Use Downtown - Exception 2 (MD-2) and Residential Ninth Density – Exception 1 (R9-1) on the City of Brockville Zoning By-Law Schedule A – Map 1 (See Figure 2). The Mixed Use Downtown Zone falls on the east side of the property comprising the old church while the Residential Ninth Density Zone falls on the west side comprising the attached parish hall and gravel parking area. The R9-1 Zone was originally established on the property to permit a multi-storey high density apartment dwelling which

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obtained approvals but was never constructed. The entire property falls within the Downtown and Central Waterfront Area as seen on Schedule B to the Zoning By-Law (See Figure 3).

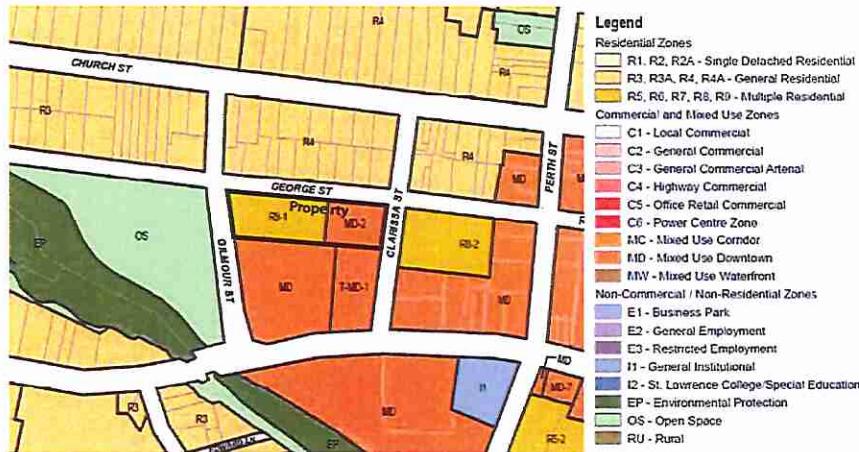


Figure 2 – City of Brockville Zoning By-Law 050-2014 Schedule A – Map 1

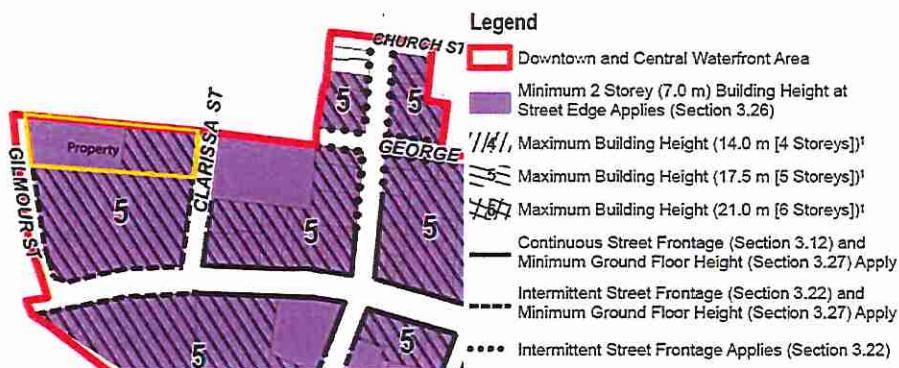


Figure 3 – City of Brockville Zoning By-Law 050-2014 Schedule B – Special Provisions for the Downtown and Central Waterfront Area

The Zoning By-Law Amendment proposes to rezone the property from Mixed Use Downtown - Exception 2 (MD-2) and Residential Ninth Density – Exception 1 (R9-1) to a new Residential Eighth Density – Exception (R8-X) zone to accommodate the development proposal. Section 5.0 of the Zoning By-Law provides policies and provisions for Residential Zones identifying apartments and group home dwellings as the permitted uses in the R8 Zone. Tables 5.2a) to 5.2c) in the zoning by-law provide residential lot and building requirements. Apartment dwellings in the R8 zone require the following:



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Table 5.2(c): Lot and Building Requirements for Residential – Multiple Zones

Requirement	Use	R8 Zone
Lot Frontage (min)	Apartment	25.0m
Lot Area (min)	Apartment	1,000.0m ²
Front Yard (min)	Apartment	8.0m
Exterior Side Yard (min)	Apartment	6.0m
Interior Side Yard (min)	Apartment	5.0m
Rear Yard (min)	Apartment	7.5m
Lot Depth (min)	Apartment	25.0m
Landscaped Open Space (min)	Apartment	30%
Height (max)	Apartment	18.5m
Density (max)	Apartment	160 units / ha

The subject property as it sits measures 3,483.3m² in size with 180.0m of combined frontage on 3 roads. The property has a vertical depth of 30.5 metres with a horizontal depth averaging 114.3 metres, all well beyond the minimums required, including for two buildings on the site. With regards to yard setbacks and other provisions, the development proposal requires some exceptions in order to permit the proposed development.

As part of the proposal, both the frontage on Clarissa and Gilmour Streets will be considered the front yards, with George Street being an exterior side yard and the south lot line abutting the Leon's Furniture being considered an interior side. The proposed front yard setbacks to Clarissa Street and Gilmour Street are 1.0m and 2.5m respectively. The east building includes an exterior side yard of 4.5m with the west building proposing 1.0m. The interior side yard is proposed at 4.6m for the east building and 6.7m for the west building. Although exceptions will be required to accommodate the proposal, several yard reductions have already been contemplated for this site and are reflected under the current R9-1 exception zone:

Provisions for the R9-1 Zone	
Minimum Lot Area	2215.0 m ²
Minimum Lot Frontage	31.0 m
Minimum Lot Depth	68.0 m
Minimum Front Yard Setback	13.5 m
Minimum Exterior Side Yard Setback	0.0 m
Minimum Interior Side Yard Setback	0.0 m
Minimum Rear Yard Setback	1.5 m
Maximum Building Height	17.0 m subject to the bonus provisions outlined in this subsection



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Section 6.0 of the Zoning By-Law provides policies and provisions for Commercial and Mixed Use Zones. The east side of the property is zoned Mixed Use Downtown - Exception 2 (MD-2) which permits a number of different uses on the property. This portion will also be re-zoned Residential Eighth Density – Exception as part of the zoning amendment application. While the exceptions created to support the previous proposal are of interest, the provisions of Section 6.0 and the permitted uses of the MD-2 zone do not apply to this development proposal.

The zoning table for the proposed development is depicted below showing the current requirements of the R8, R9-1 and MD-2 zones with the yard and setback provisions for the proposed development shown in the R8-X column.

Zoning Table for 137 George Street Currently Zoned Mixed Use Downtown Exception 2 (MD-2) & Residential Ninth Density Exception 1 (R9-1)				
Zone Provision	MD-2 Zone Requirements	R9-1 Zone Requirements	R8 Zone Requirements (Apartment)	Proposed R8-X
Lot Frontage (min)	30.0m	31.0m	25.0m	31.2m (Gilmour) 30.5m (Clarissa)
Lot Area (min)	1,280.0m ²	2,215.0m ²	1,000.0m ²	3,483.3m ²
Front Yard (min)	Existing	13.5m	8.0m	1.0m (Clarissa) 2.5m (Gilmour)
Exterior Side (min)	Existing	0.0m	6.0m	1.0m, 4.6m
Interior Side (min)	Existing	0.0m	5.0m	4.6m, 6.7m
Rear Yard (min)	0.0m	1.5m	7.5m	N/A
Lot Depth (min)	N/A	68.0m	25.0m	30.5m
Lot Coverage (max)	80%	N/A	N/A	40.4%
Landscaped Open Space (min)	10%	30%	30%	30.5%
Height (max)	Existing	*17.0m (Subject to Bonus Provisions)	18.5m	11.4m (Midpoint) 14.2m (Peak)
No. of Storeys (max)	N/A	*5 (Subject to Bonus Provisions)	N/A	3
Children's Play area	2.5 sm/unit	2.5 sm/unit	2.5 sm/unit	Not required
No. of Units (max)	N/A	*45 (Subject to Bonus Provisions)	N/A	48
Density (max)	N/A	Subject to Bonus Provision	160 Units / Hectare	138 Units / Ha
Parking Location	Interior and rear yards	Interior and rear yards	Interior and rear yards	Exterior side yard
Parking	0 spaces	1.1 / unit	1.1 / unit	1.1 / unit

***-Section 5.3.12.1: R9-1 Zone bonus provisions permit up to 37.0m height, maximum of 11 storeys, and a maximum of 94 residential units subject to the provisions listed in 5.3.12.1.**

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Given that the subject property has already been contemplated for high density residential development, with several yard exceptions and bonus provisions already permitted, the development proposal and re-zoning of the property to permit two apartment dwellings would be suitable and appropriate. The current property is large enough in terms of frontage and area to accommodate two apartment buildings. The R9-1 zone in place already permits a 0 metre exterior side yard, which is required as part of this proposal to accommodate the proposed parking area. The proposed zoning by-law amendment from Mixed Use Downtown - Exception 2 (MD-2) and Residential Ninth Density – Exception 1 (R9-1) to Residential Eighth Density – Exception (R8-X) would be consistent with the City of Brockville Zoning By-Law 050-2014.

CITY OF BROCKVILLE OFFICIAL PLAN

The subject property is designated Downtown & Central Waterfront Area on the City of Brockville Official Plan Schedule 1 (See Figure 4) with Schedule 2 showing the permitted number of storeys on the west half of the site being 11 (See Figure 5). There are no heritage features or constraints identified for the property on any Official Plan Schedules.



Figure 4 – Excerpt of Official Plan Schedule 1

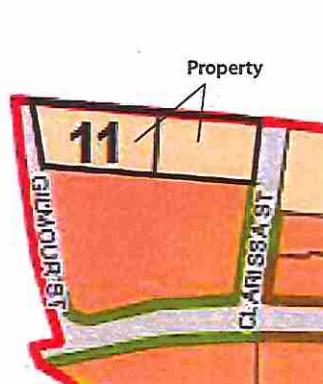


Figure 5 – Excerpt of Official Plan Schedule 2

Section 4.2 of the City's Official Plan sets forth policies and provisions for the Downtown & Central Waterfront Area. Section 4.2.1 states "this area represents the broadest diversity of land uses . . . achieving the desired mix of uses shall be achieved by encouraging intensification and the redevelopment of existing vacant and underutilized sites." The subject property is an example of an underutilized site containing an old church and unused gravel parking area. Intensification and redevelopment of the site with two new 24 unit apartment dwellings would significantly increase residential density of the area in proximity to the various uses and amenities located in the Downtown & Central Waterfront Area. Apartment buildings are a permitted use in this designation per section 4.2.2.2 of the Official Plan.



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Section 4.2.3 of the Official Plan sets forth Land Use & Built Form Policies within the Downtown & Central Waterfront Area. In total, there are 24 provisions listed with several subsections throughout. Due to the length of Section 4.2.3, only those provisions directly relating to the subject property and / or proposed development will be listed and addressed with regards to their conformity with the Official Plan. Those provisions are as follows:

1. *New development in the Downtown and Central Waterfront Area shall ensure that proper building frontage is maintained and that the proposed uses do not negatively impact the planned function of the area.*
2. *New development shall be consistent with the City's approved Downtown and Waterfront Master Plan and Urban Design Strategy.*
3. *The height and massing of the building shall have regard to the height and massing of the buildings on any adjacent property and may be subject to additional setbacks, height restrictions, or landscaping to provide an appropriate transition.*
4. *For residential units, the development shall be adequately serviced by parks and school facilities.*
5. *All required parking shall be provided on the site or in a shared facility having adequate capacity within 150 metres of the subject lands. Appropriate parking standards for the Downtown and Central Waterfront shall be established in the Zoning By-law.*
6. *For developments incorporating small-scale apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required.*
7. *For developments with a potential to impact the traffic patterns of the area, a report shall be provided by the proponent identifying the adequacy of the road network to accommodate the expected traffic flows, in association with policies in Section 5.2.1.*
8. *Development along Main Streets, Secondary Main Streets, and Water Street as identified on Schedule 2, shall reinforce the linkages to the waterfront and preserve and enhance views, contribute to pedestrian animation at the ground floor level, and provide streetscape elements that improve look, feel, and vibrancy of the Main and Secondary Streets and Water Street.*
11. *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*



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including but not limited to lower building heights, additional setbacks and buffers, building treatments, location of parking, and landscaping.

12. *The height, massing, orientation and layout of buildings shall promote the creation of a pedestrian-scaled environment and reinforce the character of the Main and Secondary Streets and Water Street.*
15. *For building frontages on George Street (west of Buell Street), Pine Street (east of Garden Street) and James Street, a minimum of 50% of the frontage shall be occupied by a continuous building frontage, within a building setback zone from the public right-of-way as determined in the Zoning By-law, to recognize the character of these streets and their transition to stable neighbourhoods outside the Downtown and Central Waterfront Area.*
17. *Buildings heights within Skyline Development Areas and Waterfront Development Areas of the Downtown and Central Waterfront Area shall be in accordance with the heights identified on Schedule 2 and subject to the criteria outlined below. Any development proposed greater than three storeys but less than or equal to five storeys shall only be permitted subject to a site-specific amendment to the Zoning By-law and satisfying the following criteria to ensure the building height is compatible with neighbouring land uses and that the development provides a suitable transition with adjacent stable residential neighbourhoods:*
 - i. *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.*
 - ii. *Angular Plane – An angular plane consistent with the Downtown and Waterfront Master Plan and Urban Design Strategy shall be required. Figure 3.1 provides an example of an angular plane.*
 - iii. *Downtown and Waterfront Master Plan and Urban Design Strategy (DWMPUDS) – Development shall be consistent with the City's approved DWMPUDS.*
19. *A minimum ground floor height shall be required for new development with frontage on Main Streets, Water Street and Secondary Streets to ensure a consistent ground floor height. Where ground floor residential uses shall be permitted, a minimum ground floor height of 4.5 metres shall be required to accommodate a ground floor that may be converted to commercial/retail or office uses. The ground floor shall provide for clearly*



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visible/accessible entrances, extensive window openings to accommodate the display of goods/products, higher urban design and enhanced building articulation to provide visual interest at the street.

20. The City shall implement the urban design policies of this Plan through the provisions of the Zoning By-law. The City may require certain design characteristics and/or tools such as:

- *Floor Space Index or other measures of density;*
- *Specific materials and colours for building façades;*
- *Locations of windows and doors;*
- *Land uses at grade;*
- *Continuous/intermittent frontage; and*
- *Angular planes.*

22. A consistent building height of two to three storeys shall be provided at the street edge to maintain the continuity of the street and consistent roof lines, and ensure that buildings are presented at a pedestrian scale.

The subject property has frontage on three streets with well over the minimum required frontage for apartment buildings. All uses and parking will be located entirely on-site and will not disrupt the current function of the area. Height of the buildings is proposed at 3 storeys, only slightly higher than many of the single and semi-detached houses in the neighbourhood and shorter than the existing church or higher density uses located to the east. The property is located within 5 minutes of a school, with Rotary Park abutting the property on the other side of Gilmour Street. Complete with a splash pad, outdoor hockey rink, skate park, basketball court and washrooms Rotary Park offers numerous recreational amenities. The Brock Trail also connects to Rotary Park traveling in various directions and providing several linkages to other parts of Brockville for future residents of the subject property. Parking will be provided entirely on-site within a central parking area and within an underground parking level which is proposed under the apartment falling on the east side of the site.

In addition to the Land Use & Built Form Policies of Section 4.2.3 of the Official Plan, Section 3.4 of the OP addresses Revitalizing Our City with Urban Design policies found under Section 3.4.1. The policies relate to the built form and physical design of communities within the City. The policies of Section 3.4.1 read as follows:

1. *The City shall seek to maintain and improve the physical design characteristics of the Urban Area in the context of new and existing development by ensuring consistency with*



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the Downtown and Waterfront Master Plan and Urban Design Strategy, and stressing excellence in architecture, urban design and built form.

2. *Through the review of development applications, including plans of subdivision, site plans and other development proposals, the City:*
 - i. *shall ensure that new development is designed in keeping with the traditional character of the City in a manner that both preserves their traditional community image and enhances their sense of place within the City;*
 - ii. *shall promote efficient and cost-effective development design patterns that minimize land consumption while providing for safe and efficient municipal services.*
 - iii. *shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;*
 - iv. *shall encourage tree retention or tree planting and replacement;*
 - v. *shall encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure; and*
 - vi. *may require, at the City's sole discretion, that proponents submit design guidelines with development applications establishing how the policies of this Plan have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment.*
3. *Any development proposed greater than three storeys but less than or equal to five storeys shall only be permitted subject to a site-specific amendment to the Zoning By-law and satisfying the following criteria to ensure the building height is compatible with neighbouring land uses and that the development provides a suitable transition with adjacent stable residential neighbourhoods:*
 - i. *Signature Architecture – Signature architecture shall be required to ensure a high level of architectural treatment and design. Signature architecture may consist of screening or appropriate design of roof mounted equipment, enhanced building articulation through the use of distinguishable architectural elements, including cornices and mouldings, materials, and colours consistent with the prominent architecture within the immediate area.*
 - ii. *Angular Plane – A 45 degree angular plane, as illustrated in Figure 3.1, shall be used to regulate the height of tall buildings and ensure they are stepped back from the street to ensure an appropriate pedestrian scale and from stable residential lots to ensure there are no adverse impacts on the adjacent neighbourhoods.*



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- iii. *Downtown Waterfront Master Plan and Urban Design Strategy (DWMPUDS) – Development shall be consistent with the City's approved DWMPUDS.*
- 4. *Any development proposal in excess of five storeys shall only be permitted subject to a site-specific amendment to this Plan and satisfying certain criteria to ensure the building height is compatible with neighbouring land uses and that the development provides a suitable transition with adjacent stable residential neighbourhoods. The criteria for any building proposed in excess of five storeys shall include the following:*
 - i. *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 screening or appropriate design of roof mounted equipment, enhanced building articulation through the use of distinguishable architectural elements, including cornices and mouldings, materials, and colours consistent with the prominent architecture within the immediate area.*
 - ii. *Angular Plane – A 45 degree angular plane, as illustrated in Figure 3.1, shall be used to regulate the height of tall buildings and ensure they are stepped back from the street to ensure an appropriate pedestrian scale and from stable residential lots to ensure there are no adverse impacts on the adjacent neighbourhoods.*
 - iii. *Bonusing Provisions – In exchange for an increase in height, the bonusing provisions of Section 37 of the Planning Act shall be utilized in exchange for additional community benefits, which may include improvements to the adjacent public realm, public art, and park and open space improvements.*
 - iv. *Tall Building Guidelines – Development proposed in the Skyline Development Areas or over five storeys in the City shall be consistent with the Plan's urban design policies which outline additional design guidelines for tall buildings that 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.*
 - v. *Downtown and Waterfront Master Plan and Urban Design Strategy (DWMPUDS) – Development shall be consistent with the City's approved DWMPUDS.*
- 5. *A minimum ground floor height shall be required for new development with frontage on Main Streets, Water Street and Secondary Streets or in a Mixed-use and Commercial Area to ensure a consistent ground floor height. Where ground floor residential uses shall be permitted, a minimum ground floor height of 4.5 metres shall be required to accommodate a ground floor that may be converted to commercial/retail or office uses.*



The ground floor shall provide for clearly visible/accessible entrances, extensive window openings to accommodate the display of goods/products, higher urban design and enhanced building articulation to provide visual interest at the street.

6. *The City shall implement the urban design policies of this Plan through the provisions of the Zoning By-law. The City may require certain design characteristics and/or tools such as:*
 - *Floor Space Index or other measures of density;*
 - *Specific materials and colours for building façades;*
 - *Locations of windows and doors;*
 - *Land uses at grade;*
 - *Continuous/intermittent frontage; and*
 - *Angular planes.*
7. *Measures shall be taken to ensure that the permitted uses address compatibility with adjacent land uses. Adequate separation buffering or screening shall be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures.*
8. *Wherever possible, new development shall be oriented toward streets or parks. Development design that establishes reverse lotting on City roads or requires features such as noise attenuation or privacy fencing, in accordance with Section 3.7.2, shall generally not be permitted. However, reverse-lotting may be permitted along Collector Roads and Arterial Roads, at the discretion of the City and subject to the provision of uniform noise attenuation or privacy fencing and a suitable maintenance program to the satisfaction of the City, in accordance with Section 3.7.2.*
9. *The City shall require that infill developments be compatibly scaled and designed to enhance the character of the area.*
10. *Streetscaping that reflects the intended character of the City shall be encouraged. In particular, contextually appropriate streetscaping and public realm features shall be required in the Downtown and Central Waterfront Area, and the Mixed Use and Commercial Nodes, at the cost of the proponent*
11. *The City, in consultation with a development proponent(s), shall define a style of street furnishing that should include shared and accessible bicycle racks, garbage and recycling receptacles, benches and street lamps to be used in a new development. The City may*

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consult, as appropriate, the Brockville Municipal Accessibility Advisory Committee (BMAAC), the DBIA, and/or the Heritage Brockville Committee.

12. *A high quality of architecture and site design for institutional uses such as schools, places of worship, community centres, libraries and other public service buildings shall be encouraged.*
13. *A high quality of park and open space design shall be strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate its use as a central focal point for new or existing neighbourhoods.*
14. *Public art in the City shall generally be encouraged to incorporate themes supporting and promoting local history, civic pride, creativity, businesses and technology. The provision of public art in the Downtown and Central Waterfront Area shall be encouraged, particularly with larger development proposals. The City may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 6.4.3.*
15. *The City shall promote the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. The City shall require the provision of certain pedestrian, cycling and trail linkages through the development approvals process, in accordance with the policies of this Plan.*
16. *The City may undertake the preparation of master plans and urban design strategies to achieve the policies of this Section for all or parts of the City, particularly the Mixed Use and Commercial Nodes, and any additional studies that would complement the Downtown and Waterfront Master Plan and Urban Design Strategy (DWMPUDS). From time to time, the DWMPUDS should be reviewed and updated.*
17. *The City shall encourage development design that considers the principles of Crime Prevention through Environmental Design (CPTED). Specifically, the City shall encourage proponents of new development to situate buildings on lots to maximize natural surveillance and to use appropriate lighting to deter crime.*
18. *The City shall require municipal addressing to be clearly displayed in order to facilitate response by emergency services.*
19. *The City shall consider locating utilities within the public rights-of-way as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The City encourages utility providers to consider innovative methods of containing utility services on, or within streetscape features such as gateways, lamp*



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posts, transit shelters, when determining appropriate locations for large utility equipment and utility cluster sites.

20. *The City shall review the design and layout of parking areas in accordance with the policies of this Plan.*
21. *The City may establish an Architectural and Urban Design Review Committee, or any other Committee, to assist in reviewing studies or components of development applications. The City may also require a peer review, at the cost of the proponent, of any studies submitted as part of the review of development applications.*

The development proposal is for two (2) apartment buildings consisting of three storeys each, as such the policies of Section 3.4.1.3 and 3.4.1.4 for development exceeding three storeys and five storeys respectively do not apply. The proposal is seeking a residential infill development within the Downtown and Central Waterfront Area, described in Section 4.2.1 as having the broadest diversity of land uses in the City. Abutting residential uses are either multi-storey single dwellings or apartments which would make the proposal compatible in terms of surrounding land uses. Development is oriented toward Gilmour and Clarissa Streets as well as Rotary Park pursuant to Section 4.3.1.8. The proposed infill is suitable with surrounding uses and will enhance the character of the area compared to the existing gravel parking area and unused church occupying the property. Site plan details relating to furnishings, bike racks, garbage, etc. have been shown conceptually on the Zoning sketch and will be dealt with in greater detail at the Site Plan stage. Accessibility has been considered through the inclusion of barrier-free dwelling units and ample barrier-free parking designed per the *Accessibility for Ontarians with Disabilities Act (AODA)*. The proposal complies with the Brockville Downtown and Waterfront Master Plan and Urban Design Strategy (DWMPUDS) which is addressed in the next section of this report. Therefore, the proposal complies with the urban design policies of Section 3.4.1 of the Official Plan.

The subject property is identified as being within a Transitional Area in the City's Downtown & Central Waterfront Area. In the past, a Zoning Amendment was completed permitting up to 11 storeys on the site. This proposal will see a significantly scaled down project of two, (2) three storey buildings that will be more compatible with the existing heights and densities of development in the surrounding neighbourhood. Though the site's longest frontage is on George Street, the property also fronts onto Clarissa Street and Gilmour Street. The proposed pedestrian entrances to the respective buildings will come via these frontages while vehicle access to the parking area will come off of George Street. As previously stated, Schedule 2 to the Official Plan permits up to 11 storeys on the R9-1 portion, but only 3 storeys are proposed.

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The three storeys will continue to the street edge to ensure continuity with surrounding roof lines. Subject to the completion of any required studies, the subject property conforms with the policies of Section 4.2.3 of the Official Plan.

BROCKVILLE DOWNTOWN & WATERFRONT MASTER PLAN & URBAN DESIGN STRATEGY

The City's Downtown & Waterfront Master Plan & Urban Design Strategy was adopted by Council in December of 2009 to recommend strategies and guidelines relating to the Downtown and Central Waterfront Area and to update to the existing Waterfront Master Plan, 1991. The Downtown and Waterfront Master Plan encompasses the City's downtown, the central waterfront and the St. Lawrence Parks and Islands (See Figure 6). The subject property falls on the western boundary of the Downtown and Central Waterfront Area.



Figure 6 – Location of Subject Property within
The Downtown & Central Waterfront Area

Section 2.1 of the Downtown & Waterfront Master Plan & Urban Design Strategy sets forth the goals and objectives of the Plan. Section 2.1.2 – Sustainable Downtown & Waterfront Goals lists the following goals:

- *To balance the use of the City's Islands.*



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- *To revitalize the downtown area.*
- *To protect and enhance the waterfront as an active and publicly accessible place, and to promote the redevelopment and future uses along the waterfront, while maintaining the existing built character.*
- *To ensure that new development and redevelopment in the DCVVA is subject to enhanced control/protection in order to maintain the unique built heritage/architectural identity of the area.*
- *To require that all new development has considered environmental impacts and is subject to sustainable and energy efficient development and design standards.*
- *To coordinate pedestrian, cyclist and motor vehicle traffic and circulation to and within the downtown and waterfront areas in order to ensure accessibility and to promote the viability of these areas.*
- *To strengthen the role of the City's downtown area as a multifunctional, economic centre, serving the immediate area as well as the greater region.*
- *To preserve and enhance the unique character and experience of the downtown area and to ensure that it remains vibrant and attractive to residents and visitors alike, for its culture, shopping, and attractions.*
- *To grow and promote the City's tourism industry, amenities, and events, with a focus on the downtown and waterfront areas.*
- *To develop incentive programs to ensure participation by the private sector in business development, investment, and downtown revitalization.*

The proposed development does not affect any of the City's islands nor is the property located along the waterfront area. The proposal will conform to the Land Use and Built Form policies of Section 4.2.3 of the Official Plan maintaining the character of the surrounding neighbourhood. Environmental impacts have been considered for the development with a Grading and Drainage design completed for the proposal to minimize off-site impacts. Lands designated Open Space and Environmental Protection are located to the west but are separated from the property by Rotary Park. Residents of the proposed buildings will have direct access to the Brock Trail which provides access to the waterfront parks and several other areas of the City. The introduction of 48 apartment dwelling units will significantly increase the population of the Downtown and Waterfront Area in proximity to various services and amenities provided within the Downtown. Given the property location on the border of the Downtown and Waterfront Area, the development will have little to no impact on the waterfront itself but will serve to increase



density by re-developing an existing underutilized property and enhancing the built form of the area through the development of vacant parking lot lands. Built heritage of the area will not be affected by the development proposal.

The Downtown & Waterfront Master Plan & Urban Design Strategy further aims at creating a vibrant, healthy, liveable and sustainable community through the use of several urban design principles. These principles are found under Section 4.0:

- Identity -** *Create a unique identity and enhanced sense of place through all public realm measures by enhancing community character, establishing distinctive areas and streets (theming), continuity in the extension of the City's urban fabric, and development of a unique skyline while maintaining and enhancing important views.*
- Connectivity -** *Re-establish the relationship of the City to the waterfront and facilitate improved connectivity and accessibility between the downtown and central waterfront.*
- Heritage -** *Preserve and enhance the City's rich architectural and community heritage and character.*
- Permeability -** *Improve the network of public spaces, trails and access to the waterfront by minimizing physical barriers to movement and encouraging walkability*
- Diversity -** *Encourage places with a good range and mix of land uses that are easily adaptable.*
- Pedestrian Priority -** *Minimize conflicts between pedestrians, cyclists and vehicles by giving priority to pedestrians and cyclists in appropriate locations.*
- Continuity -** *Provide places where public and private spaces are easily distinguished while providing continuity and connectivity.*
- Legibility -** *Provide places that are easy to navigate and guide people to key locations, by emphasizing points of reference, landmarks, heritage buildings, etc.*
- Quality -** *Provide attractive and successful public spaces that incorporate sensitive lighting, signage, materials and furnishings, and integrate public art.*
- Sustainability -** *Provide places which promote the conservation of natural resources, are fiscally responsible and encourage social diversity and interaction.*



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Views -

Preserve and enhance important focal points, views and vistas of the waterfront.

The subject property currently houses an old church with the west side of the property used as a gravel parking area. The church itself has become unused and surplus to the City's needs in the last few years and its location within the Downtown and Central Waterfront is not ideal. Furthermore, the existence of a gravel parking area which is rarely used or exploited to its potential does not create any sense of identity for the property in the context of the overall neighbourhood. Houses on the north side of George Street looking south have no view of the waterfront instead left with views of only a parking lot and the rear of a commercial building. The site currently does little to contribute to a vibrant, healthy, liveable and sustainable community.

The re-development of the subject lands at 137 George Street would see the removal of the church and the construction of two (2) 24 unit apartment buildings. While part of the site will still be used for parking, the introduction of two new residential buildings will help give the site identity and purpose once again and improve views for surrounding residences. Connectivity to the Downtown and Central Waterfront will be maintained by increasing permeability of the site and encouraging walkability through the extensive trail systems found close to the property. Diversity in land use will be achieved by introducing new higher density residential development in an area predominated by single houses and mixed-use developments. Having one access to the site with underground parking access coming from within the main parking area will promote pedestrian priority by focusing traffic movement within the property boundary and not having several access points throughout the site where pedestrian and vehicle interactions can occur. The introduction of the apartment buildings will improve the sustainability of not only the property but the entire surrounding area by increasing density within the Downtown and Central Waterfront while increasing opportunity and demand for local businesses.

Overall, the proposed development meets the goals of Section 2.1.2 and conforms to the urban design principles of Section 4.0 of the Downtown & Waterfront Master Plan & Urban Design Strategy.

PROVINCIAL POLICY STATEMENT (PPS) 2014

The Provincial Policy Statement (PPS, 2014), issued under the authority of Section 3 of the *Planning Act*, provides policy direction on matters of Provincial interest related to land use planning and development, and provides for appropriate development while protecting



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resources of Provincial interest. A number of policies should be considered with regard to the proposed development.

Section 1.0 of the Provincial Policy Statement sets forth policies for Building Strong Healthy Communities. Section 1.1 outlines Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, with Section 1.1.1 stating healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The proposed development will promote efficient development and land use patterns by removing the unused church and gravel parking area on site and constructing two (2) new higher density apartment buildings. The new construction will complement the existing range of uses in the Downtown and Central Waterfront Area, described in Section 4.2.1 of the Official Plan as representing the broadest diversity of land uses. While removing the existing church will decrease the mix and range of uses, the church is currently vacant and unused, therefore it does not contribute to the range of uses at all within this area. The development would not

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prohibit settlement area expansion, would minimize land consumption and servicing by utilizing a vacant, serviced lot, and would improve accessibility for persons with disabilities by designing a barrier-free development with several barrier-free units included within the proposed buildings. Environmental health, public health and safety and biodiversity will not be affected by the proposal.

Section 1.1.3 of the PPS outlines policies for Settlement Areas, which include cities, towns, villages and hamlets. The policies of Section 1.1.3 that pertain to the proposed development are as follows:

1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*

1.1.3.2 *Land use patterns within settlement areas shall be based on:*

a) densities and a mix of land uses which:

- 1. efficiently use land and resources;*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- 4. support active transportation;*
- 5. are transit-supportive, where transit is planned, exists or may be developed; and*
- 6. are freight-supportive; and*

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 *Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.



- 1.1.3.4** *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

The subject property is located within the Settlement Area of Brockville with the proposed development serving to revitalise the property and surrounding neighbourhood. The proposed high density apartment use will efficiently use land which is otherwise sitting unused currently, will draw upon current infrastructure and public facilities, will not negatively affect air quality or climate change, will support active transportation on-site and via nearby trail linkages, and will be transit-supportive. The City of Brockville Transit Map shows the property in close proximity to the Red Bus line with bus stops located at Perth Street and Church Street, about a block north of the property, and at King Street West and Gilmour Street, half a block south of the property. The proposal will involve the intensification of the property and the redevelopment of a brownfield site currently unused within the Downtown and Central Waterfront Area. Overall, the proposal will conform to the Settlement Area policies of Section 1.1.3 of the PPS.

Section 1.4 of the PPS outlines policies for Housing which are as follows:

- 1.4.1** *To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
- a) *maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
 - b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*
- 1.4.3** *Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*
- a) *establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a*



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higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) permitting and facilitating:

- 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
 - 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development will provide 48 residential apartment units at a higher density than much of the residential development in the neighbourhood which would be affordable for low and moderate income households. The density proposed will use the land more efficiently than the current church and parking area uses with active transportation supported by the various sidewalks and trail connections around the property.

Section 1.5 of the Provincial Policy Statement (PPS) 2014 sets forth Public Spaces, Recreation, Parks Trails and Open Space policies stating healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*



- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The overall development has been designed to minimize the number of connections to the open street for vehicles to access the site in order to meet the needs of pedestrians and ensure their safety. One access off of George Street is proposed with access to underground parking coming from the central parking area, thus keeping the Clarissa and Gilmour Street frontages clear of vehicles accessing and egressing the site, save for the garbage access for the west side building. The property is in close proximity to Rotary Park offering several recreational amenities, park and open spaces, trail linkages all within a short walking distance. The Brock Trail which travels through Rotary Park provides linkages in several directions including providing access to the waterfront and shoreline areas. The development recognizes the existence of Environmental Protection areas along portions of the Brock Trail close to the property and will not negatively impact these features. Overall, the development will provide future residents with several recreational amenities, parklands, trails and linkages to support active, healthy community life.

Section 1.6 of the Provincial Policy Statement (PPS) 2014 sets forth policies for Infrastructure and Public Service Facilities, with Sewage, Water and Stormwater policies found under Section 1.6.6. The following policies of Section 1.6.6 pertain to the proposed development:

1.6.6.1 *Planning for sewage and water services shall:*

- a) *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
 1. *municipal sewage services and municipal water services; and*
 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
- b) *ensure that these systems are provided in a manner that:*
 1. *can be sustained by the water resources upon which such services rely;*
 2. *is feasible, financially viable and complies with all regulatory requirements; and*
 3. *protects human health and the natural environment;*



- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

1.6.6.7 Planning for stormwater management shall:

- a) minimize, or, where possible, prevent increases in contaminant loads;
- b) minimize changes in water balance and erosion;
- c) not increase risks to human health and safety and property damage;
- d) maximize the extent and function of vegetative and pervious surfaces; and
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

The property is located within the City of Brockville and is on full municipal sewage and water services which are preferred within Settlement Areas. The proposed intensification and redevelopment would occur on these existing services. A grading plan and servicing plan have been prepared for the development which shows the existing watermain traveling along George Street with sanitary sewers located along George and Gilmour Streets. A single watermain connection is proposed off of George Street which will split on-site servicing both proposed buildings. Similarly, a single sanitary line for sewage will come off of George Street and will split on-site servicing both buildings. With regards to stormwater management a stormwater main with a catch basin are proposed on-site which will drain into the existing storm sewers located along George Street. Retaining walls will be placed on-site to minimize health and safety impacts and the potential for property damage. The engineering plans and reports will be submitted as part of the site plan application.

Section 2.0 of the Provincial Policy Statement (PPS) 2014 deals with the Wise Use and Management of Resources aimed at protecting natural heritage, water, agriculture, mineral cultural heritage and archeological resources. The subject property is a lot within the City of Brockville and does not contain any natural heritage and water resources that would be



affected by development. There are no agricultural areas or designations on or in proximity to the property for which the development would hinder. No minerals, petroleum or aggregate resources are identified and no related uses such as pits, quarries or mines are located in proximity to the property. The existing church is not classified as a cultural or heritage use and no archeological areas of significance are located close to the property. Given the property is devoid of any natural heritage or other resources it is not subject to the provisions or policies found under Section 2.0 of the PPS.

Section 3.0 of the Provincial Policy Statement (PPS) 2014 sets forth policies for the protection of public health and safety by directing development away from natural or human-made hazards. The subject property does not contain any hazardous lands adjacent to waterbodies or rivers, there are no beach hazards present, and no areas where flooding may occur. Additionally, there are no human-made hazards in the form of mines, oil and gas hazards, mineral aggregate and mining operations or petroleum resource operations.

Overall, the development proposal of two (2) 24 unit apartment buildings complies with all necessary policies and provisions of the Provincial Policy Statement (PPS) 2014.

SUMMARY

The applicants are seeking a zoning by-law amendment for the property located at 137 George Street to facilitate the removal of the existing church and construct two (2) 24 unit apartment buildings with a central parking area. The proposed zoning amendment will seek to re-zone the property from Residential Ninth Density Eighth Density Exception (R8-X) to permit the development. The east side of the property is permitted for up to 5 storeys of development per the Zoning By-Law Schedule B with the west side of the property approved for up to 11 storeys per the Official Plan Schedule B. The proposal is for two (2) three storey apartment buildings. Apartment buildings are permitted on the property pursuant to Section 4.2.2.2 of the Official Plan and the development will conform to the Land Use & Built Form Policies of Section 4.2.3. Additionally, the development complies with both the Provincial Policy Statement (PPS) 2014 and the City's Downtown & Waterfront Master Plan & Urban Design Strategy. Site Plan Control Approval will be sought once the appropriate zoning is in place.



SUPPLEMENTARY INFORMATION

ZanderPlan staff confirmed with the City's Director of Operations that a traffic impact study is not required to support the proposal. In addition, ZanderPlan staff confirmed that there are no Sourcewater Protection concerns related to this development proposal.

The application form has been revised to address the comments raised by City Planning staff on December 21, 2017, and the Amendment request has been revised to reflect an R8-x zone. Bicycle parking areas have been added to the site sketch, and the garbage enclosure area has been revised to be compliant with the Zoning By-law. Additional site-specific requests have been added to permit parking in the exterior side yard and to remove the requirement for a children's play area. It is notable that this is a sketch only, and additional details including landscaping will be added at the Site Plan Control stage.

We acknowledge that a *Planning Act* application will be required to consolidate the previously severed lots, and will work with the solicitor and City staff to process this as soon as possible.

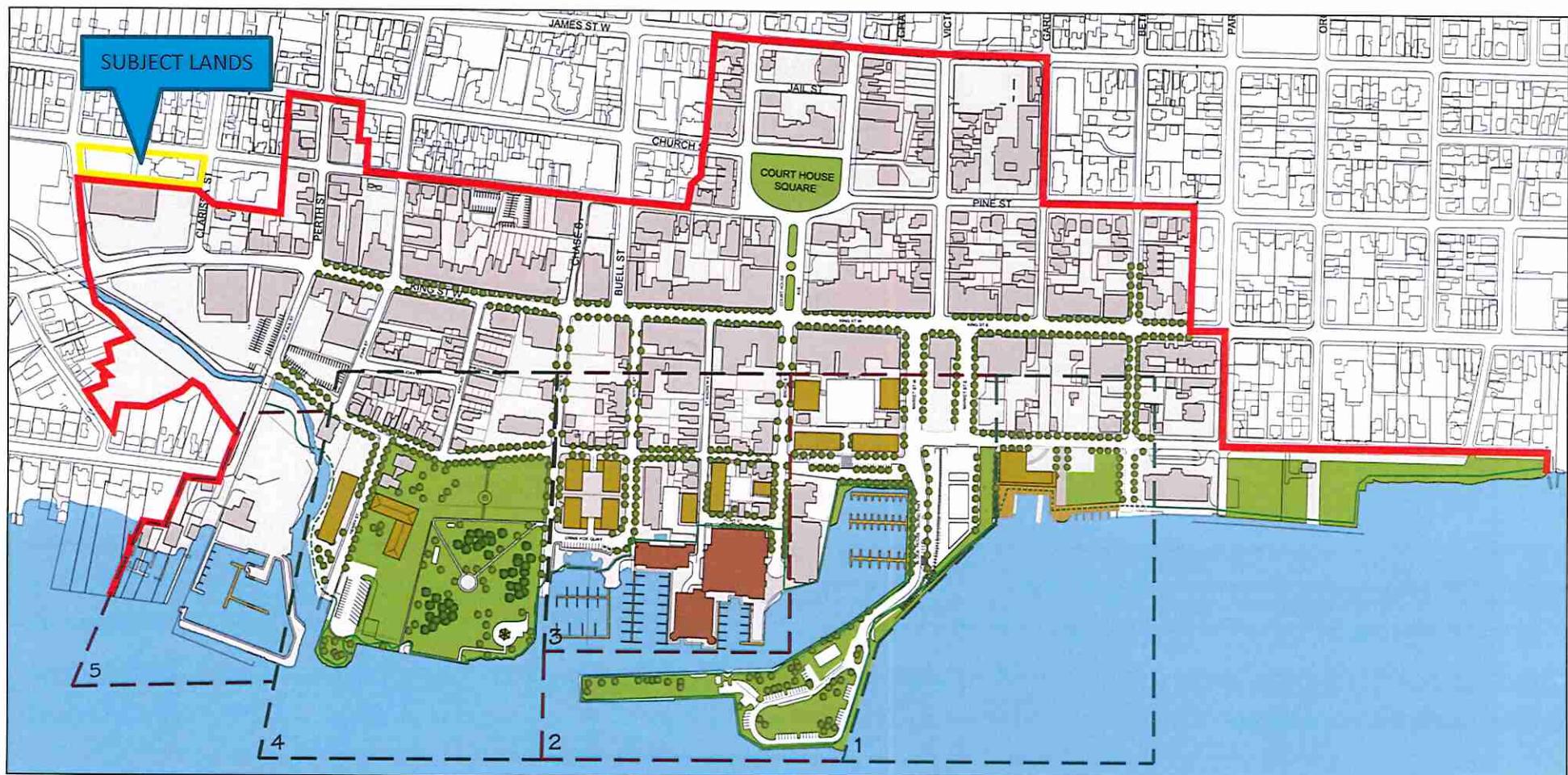
Should you have any further questions please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in blue ink that reads "Tracy Zander".

Tracy Zander, M.Pl., MCIP, RPP

SCHEDULE "G" TO REPORT 2018-027-03



21 Feb 2018

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE –
6 MARCH 2018**

2018-026-03

**PROPOSED GENERAL AMENDMENT
TO ZONING BY-LAW 050-2014
CITY OF BROCKVILLE
FILE: D14-026₍₀₅₀₋₂₀₁₄₎**

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

RECOMMENDATION

1. **THAT** the proposed General Amendment to Zoning By-law 050-2014 received from the Planning Department, to add Micro-Breweries and Micro-Wineries to lands zoned MD – Mixed Use Downtown, MW – Mixed Use Waterfront and MC – Mixed Use Corridor be approved; and,
2. **THAT** the necessary bylaw be enacted.

PURPOSE

The purpose of this Report is to provide recommendation on proposed Amendments to City of Brockville Zoning By-law 050-2014 respecting the addition of “Micro-Breweries” and “Micro-Distilleries” to uses permitted on all lands zoned MD – Mixed Use Downtown, MW – Mixed Use Waterfront and MC – Mixed Use Corridor, within the City of Brockville.

BACKGROUND

Staff regularly undertakes a review of issues raised through the usage of the City's Comprehensive Zoning By-law. The frequency of such review ensures the continued effectiveness of the by-law to regulate land use and development within the City, and provides an opportunity to incorporate new policy directions and/or legislative requirements when necessary.

Since Zoning By-law 050-2014 was adopted (10 June 2014), Staff have had multiple inquiries relating to Micro-Breweries and Distilleries within the Mixed Use Zones of the City. Under the current by-law, these uses have been classified as “Employment Uses” and are only permitted within the “Employment Areas” of our City due to the possible size, massing and distribution aspects of these businesses. Smaller scale business models were not anticipated at the time of adoption of the zoning by-law in 2014.

Staff have been actively reviewing zone provisions, definitions and requirements for the proposed uses and are now in a position to recommend changes be brought forward where the effectiveness of the By-law will permit the above uses within the Mixed Use Zones of the City.

ANALYSIS/OPTIONS

Currently, Zoning By-law 050-2014 does permit Breweries, Distilleries and Wineries under the definition of "Manufacturing" and "Distribution" and limits their location to within the City's Employment Zones (E1, E2 and E3) only. The current proposal is to permit these uses within the Mixed Use Zones around the City but on a much smaller scale than intended for the Employment Areas.

The Mixed Use Zones intended for these amendments include the MD – Mixed Use Downtown Zone, MW – Mixed Use Waterfront Zone and the MC – Mixed Use and Corridor Zone (this zone encompasses the 1000 Islands Mall and the former Zeller's Plaza). See **Schedule "A"** attached to this report for a map showing the proposed zones in which this amendment would apply.

It was initially proposed that these Micro-Breweries, Micro-Distilleries or Micro-Wineries would include a retail and/or restaurant and/or sampling area component, where the products being produced are available for sale and/or service to customers on-site, thereby supporting the commercial intent of the Mixed Use Zones. The proposal also provided for such an operation to sell or distribute products for resale at other locations.

During the circulation process and days prior to the Public Meeting, concerns were presented to the Planning Department by both the Chief Building Official and Chief Fire Prevention Officer that by permitting these uses (specifically Distilleries) issues would occur with the Ontario Building Code and the Ontario Fire Code.

Based on comments received, "Distilleries" are classified as an F1 – High Hazard Industrial occupancy and are restricted as to location next to other occupancies. Specifically, "Distilleries" cannot be located adjacent to any "A", "B" or "C" occupancy; this includes "Assembly Uses", "Care, Care and Treatment or Detention Uses" and "Residential Uses". For clarification regarding "Residential Uses", this includes any residential occupancy above, below or adjacent to any lands slated for an F1 – High Hazard Industrial occupancy (Distillery).

Based on research conducted and comments received, Staff are proposing to remove "Micro-Distilleries" from the proposed list of uses and move forward with recommendations on "Micro-Breweries" and "Micro-Wineries". Staff are proposing that where permitted, "Micro-Breweries and Micro-Wineries" are:

- a) Required to include retail and/or restaurant and/or sampling area component;
- b) Permitted to have an outdoor patio area (subject to outdoor patio regulations);
- c) Be restricted to a maximum building footprint of 929.0 square metres, including storage;
- d) Required to have a minimum of 50% of the building frontage to be retail and/or restaurant and/or sampling area component and must extend a minimum of 10.0 metres from the building face into the building;

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Proposed General Amendment to Zoning By-Law 050-2014

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- e) Contain a minimum of one (1) loading space on-site;
 - f) Parking shall be in accordance with Subsection 3.34;
 - g) Not be permitted to have outdoor storage; and,
 - h) Not cause nuisance due to noise, odour, dust, fumes, vibration or glare

A Proposed definition for the uses:

“Micro-Brewery or Micro-Winery” means a building used primarily for the small scale production and distribution of beer, cider and/or wine products and must include retail and/or restaurant and/or a sampling area component.

Public Participation

The application for Zoning By-law Amendment has proceeded through the normal review process. On 06 February 2018, a Public Meeting was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the “Brockville This Week” Newspaper and the “Brockville Recorder and Times” Newspaper on 11 January 2018. Comments from City Departments and affected agencies were also solicited. An excerpt from the Minutes of the Public Meeting is attached as **Schedule “B”** to this report.

Comments Received prior to the Public Meeting:

1. Brent Caskenette, Chief Building Official
 - Micro-Breweries and Wineries are classified as F3 – Low Hazard Industrial Occupancy. As such, they can be located next to all uses permitted under the OBC but only with substantial fire separation.
 - Distilleries are classified as F1-High Hazard Industrial and are restricted as to location next to other occupancies. Example, they cannot be located adjacent to a residential occupancy in any instance.
 - Additional consideration should be given to permitted locations under the Zoning By-law and this amendment.
2. C. Cosgrove, Director of Operations
 - The Operations Department has no comments with respect to the proposed amendment.
3. Steven Allen, Environmental Services, Supervisor of Engineering
 - Not opposed to the application; However, Environmental Services will need to confirm the City's infrastructure's ability to accommodate the development based on its location. Environmental Services will also require water supply and sewage discharge demands in the pre-consultation stage. The proposed development site will also need to meet the sewage discharge requirements established in the City's Sewer Use By-Law.
4. Sandra MacDonald, City Clerk
 - No comments.

5. Robert Nolan, Director of Economic Development
 - No concerns with the proposed amendment.
6. Greg Healy, Chief Fire Prevention Officer
 - No concerns with the proposed amendment as it pertains to the "Micro-Brewery and/or Winery"
 - We do have concern with a Micro-Distillery. Discussion between Planning, Building and Fire around the definition of a Micro-Distillery must take place prior to approval of this amendment.
7. Wendy Onstein, Chair-DBIA
 - In support of the proposed amendments. We believe this change will further support positive development in the downtown catchment area.
8. Mike Dakin, CRCA, Resource Planner
 - No comments/concerns from the conservation authority.
9. Joan Mays, Health Unit
 - No objection to the proposed zoning amendment. However, we want to remind the City that prior to any building permit applications being issued for these types of premises, the Health Unit is to be notified. This will enable a review of the plans and assessment of their business as it relates to the Regulations that are enforced by the Health Unit.
10. Alice Coleman, Enbridge Gas Distribution
 - No objection.

Based on comments received both before and after the Public Meeting and should the Committee be in agreement to remove the Micro-Distillery from the proposed uses, staff are proposing the following amendments to permit Micro-Breweries and Micro-Wineries within the Mixed Use Zones of the City:

Staff proposes that By-law 050-2014 be amended as follows:

1. Section 2.0 – Definitions

- a) Add definition for "**Micro-Brewery and Micro-Winery**". Said definition to read as follows:

"165. Micro-Brewery and Micro-Winery, means a building used primarily for the small scale production and distribution of beer, cider and/or wine products and must include retail and/or restaurant and/or a sampling area component."

Renumber following definitions accordingly.

2. Section 3.0 – General Provisions

- a) Add a new section under Section 3.26 “Micro-Brewery”/“Micro-Winery”. Said section to read as follows:

“3.26 Micro-Brewery / Micro-Winery”

Where permitted by this By-law, a Micro-Brewery and/or Micro-Winery shall be subject to the following provisions:

- i) Required to include retail and/or restaurant and/or sampling area component;
- j) Permitted to have an outdoor patio area (subject to outdoor patio regulations);
- k) Be restricted to a maximum building footprint of 929.0 square metres, including storage;
- l) Required to have a minimum of 50% of the building frontage to be retail and/or restaurant and/or sampling area component and must extend a minimum of 10.0 metres from the building face into the building;
- m) Contain a minimum of one (1) loading space on-site;
- n) Parking shall be in accordance with Subsection 3.34;
- o) Not be permitted to have outdoor storage; and,
- p) Not cause nuisance due to noise, odour, dust, fumes, vibration or glare.”

Renumber following General Provisions accordingly.

- b) Section 3.0 – General Provisions, Subsection 3.34 – Parking Area Requirements, a) Minimum Number of Parking Spaces, Table 3.34(b): Parking Requirements for Commercial and Mixed Uses – add in “Micro-Brewery and Micro-Winery” with the following requirement:

“1.0 space per 15.0 square metres gross leasable area for any restaurant, retail and/or sampling area and 1.0 space per 90.0 square metres gross leasable area for all other floor space.”

3. Section 6.0 – Commercial and Mixed Use Zones

- a) Section 6.0 – Commercial and Mixed Use Zones, Subsection 6.1 – Permitted Uses, Table 6.1: Permitted Uses in Commercial and Mixed Use Zones, under the heading “Use”, add in subheading “Micro-Brewery and Micro-Winery”, add “x” for permitted use within the “MD” Mixed Use Downtown Zone, “MW” Mixed Use Waterfront Zone and the “MC” Mixed Use and Commercial Zone.

POLICY IMPLICATIONS

The Zoning By-law establishes provisions to guide development in the City of Brockville. Staff believes that it is appropriate for Council to amend its Zoning By-law to implement the recommendations of this report. The proposed amendments have been prepared for approval and are outlined above.

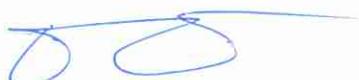
FINANCIAL CONSIDERATIONS

None.

CONCLUSION

Following review of City of Brockville Zoning By-law 050-2014, it is the recommendation of this report to support the proposed amendments to City of Brockville Zoning By-law 050-2014, respecting the inclusion of "Micro-Breweries" and "Micro-Wineries" within the "MD", "MW" and "MC" Zones. This recommendation is reflected at the beginning of this report.

Should the recommendation be supported, the By-law attached as **Schedule "C"** to this Report shall be finalized for execution by the Mayor and Clerk.



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

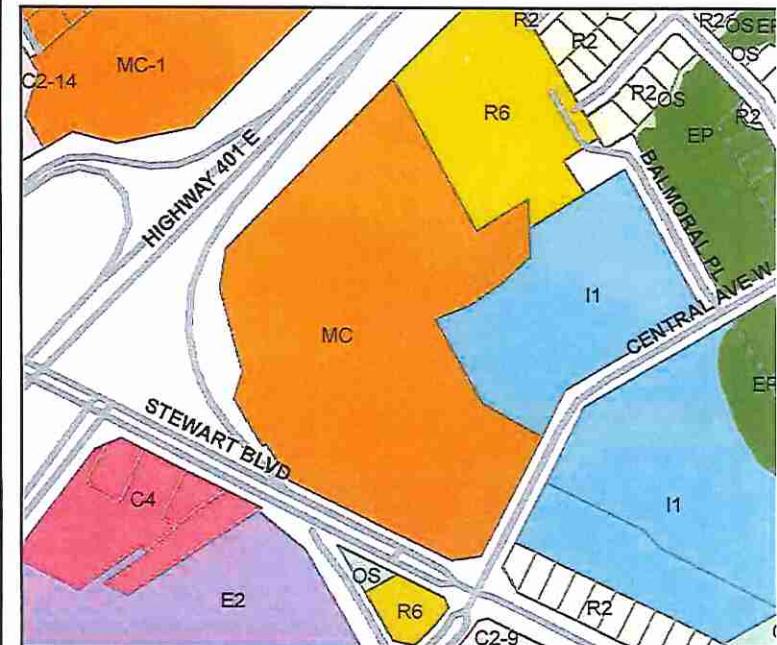
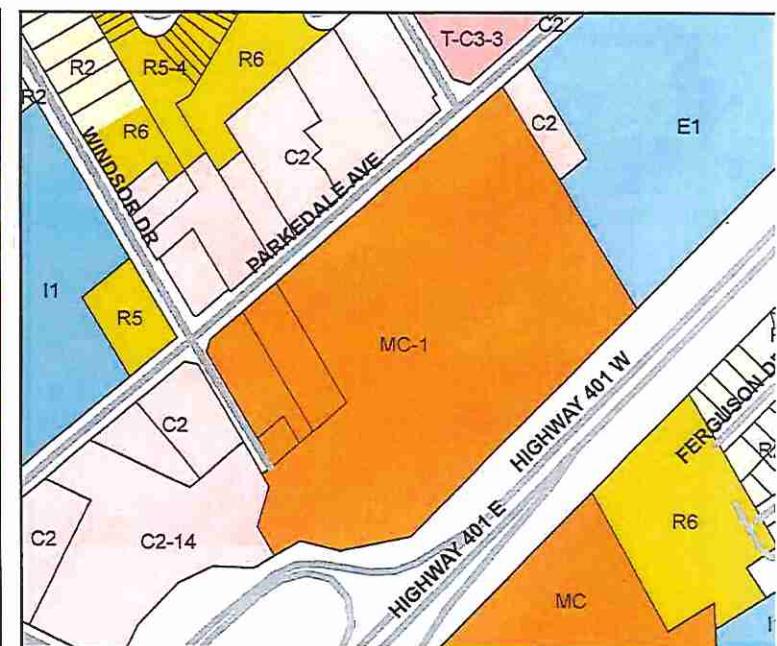
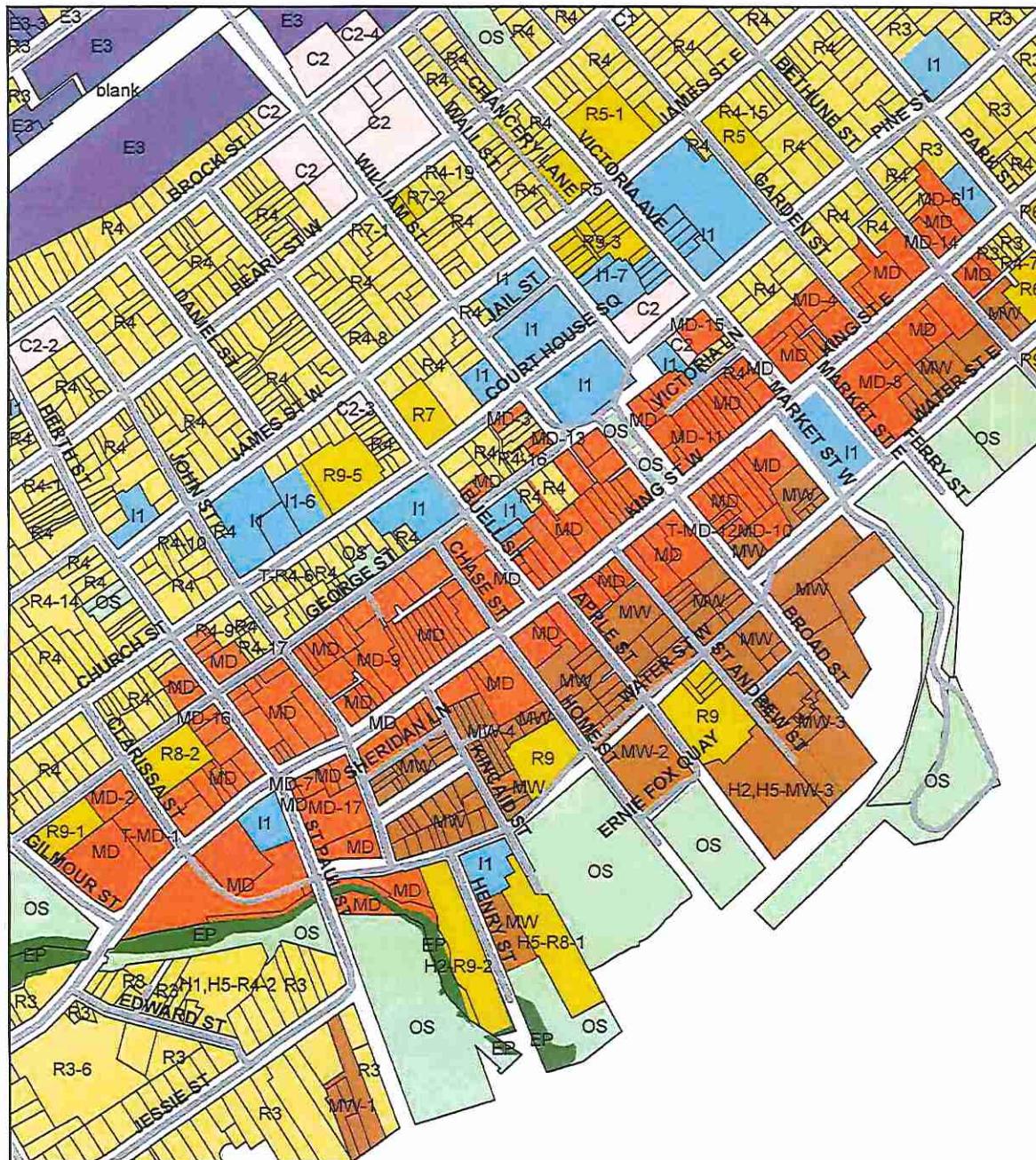


A. McGinnis, MCIP, RPP, Dipl.M.M.
Planner II



B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2018-026-03



SCHEDULE "B" TO REPORT 2018-026-03

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, February 06, 2018

2. **2018-011-02**

**Proposed General Amendment to
Zoning By-Law 050-2014**

Moved by: Councillor Bursey

THAT Report 2018-011-02 be received as information and that a report, including final by-law on this matter be prepared by Staff for consideration of the Economic Development Planning Committee at a future meeting.

CARRIED

Councillor Kalivas announced the meeting at 7:19 pm.

A. McGinnis announced that Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper and the Brockville This Week on January 11, 2018 and various Agencies and Departments. In addition, signs were posted on the subject property advising that the lands are the subject of an Application for Amendment to City of Brockville Zoning By-law 050-2014.

Councillor Kalivas, Chair, asked that any person wanting further notice of the passage of the proposed amendments should give their full name, address, e-mail and postal code to the Secretary prior to leaving the meeting. Councillor Kalivas identified that "Request for Information Sheets" were located at the back of the room.

Councillor Kalivas reviewed the procedures for the Public Meeting.

A. McGinnis provided an overview of the proposed amendments to the zoning by-law.

The committee requested that staff provide a recommendation on parking requirements.

No person spoke to the proposal.

No person completed the Request for Information form.

The meeting adjourned at 7:31 pm.

SCHEDULE "C" TO REPORT 2018-026-03

THE CORPORATION OF THE CITY OF BROCKVILLE By-Law Number 000-2018

*By-law to Amend City of Brockville Zoning By-law 050-2014
(General Amendment - Report 2018-026-03 – File D14-026)*

WHEREAS the Council for the Corporation of the City of Brockville, on the 10th day of June, 2014, adopted City of Brockville Zoning By-law 050-2014; and

WHEREAS the Council of the Corporation of the City of Brockville deems it expedient to amend said Zoning By-law 050-2014;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE HEREBY ENACTS AS FOLLOWS:

That By-law 050-2014 be amended as follows:

1. Section 2.0 – Definitions

- a) Add definition for "**Micro-Brewery and Micro-Winery**". Said definition to read as follows:

"165. **Micro-Brewery and Micro-Winery**, means a building used primarily for the small scale production and distribution of beer, cider and/or wine products and must include retail and/or restaurant and/or a sampling area component."

Renumber following definitions accordingly.

2. Section 3.0 – General Provisions

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Renumber following General Provisions accordingly.

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Given under the Seal of the
Corporation of the City of Brockville
and passed this 13th day of February, 2018

Mayor

Clerk