

**Public Meeting  
Economic Development and  
Planning Committee  
December 1, 2009 - 7:00 pm  
City Hall - Council Chambers**

**COMMITTEE MINUTES**

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**ROLL CALL**

**COMMITTEE MEMBERS:**

Councillor Baker, Chair  
Councillor S. Williams  
Councillor M. Kalivas

**OTHERS:**

Councillor G. Beach

**STAFF:**

Ms. T. Brons, Administrative Coordinator, Clerk's Office (Recording Secretary)  
Mr. J. Faurschou, Planner I  
Mr. A. McGinnis, Planner II

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The Chair called the public meeting to order at 7:00 p.m.

- (i) 2009-192-12  
Proposed Amendment To Zoning By-law 194-94  
Wall Street Village, Wall Street,  
James Street and Victoria Avenue  
Owner: Wall Street Village Inc. Agent: Fotten Consultants

Councillor Baker, Chair, announced the Public Meeting.

Mr. Jonathan Faurschou, Planner I, announced that Notice of the Public Meeting for Staff Report 2009-192-12 was given in the Recorder and Times Newspaper on November 5, 2009, and a notice was sent to surrounding property owners within 120 meters of the subject property and circulated to various departments.

Councillor Baker asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Baker provided an overview of the Public Meeting procedures and the nature of the application.

Mr. Jonathan Faurichou, Planner I, reviewed the proposed amendment to Zoning By-Law 194-94. If approved, the amendment will allow the subject lands to be developed for a low income seniors' residence under the United Counties of Leeds and Grenville Affordable Housing Program (AHP).

The following persons spoke in support of the proposed amendment:

**George Smith**, 45 Hartley Street, Brockville, ON K6V 3N4  
Mr. Smith, on behalf of Wall Street Village Inc., provided an overview of the proposed amendment.

**Simon Fuller**, 2781 Rowatt Street, Ottawa, ON K2V 6P2  
Mr. Fuller of Fuller Construction Co. Ltd., explained the positive highlights of the building design such as:

- barrier free seniors building
- open vistas
- maximized views
- minimum impact on historical church building
- view of river for a majority of south facing units
- minimum parking requirements
- pick up and drop off entrance
- minimum traffic impact
- adequate parking on site
- no impact on adjacent on street parking or traffic
- support for seniors to live downtown
- new open space/green space
- site redevelopment

**Sandy Schaffhauser, Planner, FoTenn Urban Planners & Designers**

223 McLeod Street, Ottawa, Ontario

Ms. Schaffhauser provided detailed requirements for the proposed development with reference to the drawings provided and provided an overview of the project.

**Bridgett Irwin**, 38 Wall Street, Brockville, Ontario, K6V 4S1  
Ms. Irwin noted that she is not against the proposed development but is concerned with the traffic flow. Ms. Irwin indicated the one way street with limited parking and limited north and south access

routes already poses problems in the subject area. Ms. Irwin requested real consideration should be given to the small historic street along the corridor of the subject lands.

**John Irwin**, 38 Wall Street, Brockville, Ontario K6V 4S1

Mr. Irwin stated that he is in favour of the proposal but is concerned about traffic flow. Mr. Irwin requested that all upcoming developments be put together when considering traffic flow.

**Mary Jean McFall**, 25 Victoria Ave., Brockville, Ontario

Ms. McFall stated her support of the proposal and stated that she feels the project is necessary for the downtown core as there is a need for low income seniors housing.

**Bill Yarrington**, 76 Victoria Ave., Brockville, Ontario

Mr. Yarrington noted that he is in favour of the project but is concerned about parking and traffic flow and noted that such requirements should be dealt with before going ahead with the development. Mr. Yarrington also questioned any impact on the tunnel. Mr. Simon Fuller indicated that there would be no negative impact on the tunnel and that this would be considered during the construction.

Councillor Baker requested confirmation of the seven story building being the best option. Mr. Fuller noted that after considering different options, the proposed seven story building is the best design.

Councillor Williams noted that he is concerned about the traffic flow and parking.

Councillor Kalivas requested clarification regarding the Church access through the property. It was confirmed that a right of way would be required.

Councillor Kalivas asked for clarification with respect to the number of parking spaces required for the 80 unit building. Mr. Fuller indicated that due to the building being a low income, senior's barrier free building, a low need for parking spaces is anticipated.

Councillor Baker noted that the Planning Department has to set the rules with respect to parking which will effect the area of the proposed development. Mr. Jon Faurschou, Planner I, indicated that at this point the .5 parking space requirements would satisfy

the planning requirements and also noted that the engineering division would determine if a traffic study is needed.

Councillor Baker, Chair, advised that a staff report may be brought back to the next Council meeting, time permitting. If not, the report will be brought back to the next Committee meeting on January 5, 2010 at 5:15 p.m. and then forwarded to the first regular meeting of Council in January 2010.

Moved by: Councillor Williams

THAT Report 2009-192-12 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee or Council at a future meeting.

CARRIED

The meeting adjourned at 8:20 p.m.