



## Economic Development and Planning Committee

Tuesday, April 7, 2015, 6:00 pm  
City Hall, Council Chambers

### Committee Members

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

### Areas of Responsibility

Economic Development  
Planning  
Chamber of Commerce  
DBIA  
Heritage Brockville

Economic Development  
Advisory Team  
Museum Board  
Library Board  
Arts Centre  
Tourism

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## ***PUBLIC MEETING AGENDA***

### **Item**

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1. 2015-030-04  
Proposed Amendment to Zoning By-Law 050-2014  
2360 Parkedale Avenue, City of Brockville  
Owner: Canadian Tire Properties  
Applicant: Jean Paul Monmart

*THAT Report 2015-030-04 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development and Planning Committee at a future meeting.*

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2. 2015-032-04  
Proposed Amendment to Zoning By-Law 050-2014  
Wall Street Village, Wall Street, James Street and Victoria Avenue  
Owner: Wall Street Village Inc.  
Agent: Dick VanVeldhuisen

*THAT Report 2015-032-04 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development and Planning Committee or Council at a future meeting.*

**2015-030-04**

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

A "Refreshment Vehicle" has been permitted at 2360 Parkedale Avenue since 1996 as a temporary use, the most recent of which will expire on 10 April 2015. The applicant is requesting that a Refreshment Vehicle, proposed to be located along the Millwood Avenue frontage of the subject property (indicated on **Schedule "B"** attached to this report), be added as a permitted use and that a Temporary-C3 General Commercial

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Proposed Amendment to Zoning By-Law 194-94  
 2360 Parkedale Avenue, City Of Brockville  
 Owner: Canadian Tire Properties  
 Applicant: Jean Paul Monmart  
 File: D14-006(050-2014)

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Arterial, Special Exception Zone be created. The proposed area to be occupied by the Refreshment Vehicle and accessory tables utilizing six (6) parking spaces. Photos of the subject property are attached as **Schedule "C"** to this report.

## ANALYSIS

### Zoning and Official Plan Information:

Official Plan Designation: Mixed Use and Commercial Area with Mixed Use Node provisions.

Existing Zoning: T-C3-3 – General Commercial Arterial, Special Exception Zone (expires 10 April 2015).

Proposed Zoning: T-C3-3 – General Commercial Arterial, Special Exception Zone (to permit a "Refreshment Vehicle" for an additional three (3) years, expiring spring 2018).

### Site Characteristics:

Total Area:	25,030 m <sup>2</sup> / 2.5 hectares (6.2 acres)
Frontage: Parkedale Avenue:	94.737 metres
Frontage - Millwood Avenue:	173.049 metres
Frontage - Magedoma Boulevard:	113.872 metres
Average Width:	135 metres
Average Depth:	183 metres
Total Parking Spaces on Site:	303 spaces
Number of parking spaces to be utilized for the Refreshment Vehicle:	6 spaces

The subject land is currently occupied by a Canadian Tire Store, associated parking, landscaping, garden centre, and warehouse, all of which was developed under Site Plan Control Agreements (2).

Based on the size of the retail space for the Canadian Tire Store and associated uses, the required parking for the site is 290 spaces. As stated above, there are 303 spaces on-site; therefore, utilization of 6 spaces for the proposed refreshment vehicle and accessory eating area will reduce the number of parking spaces to 297 spaces. With this reduction, the on-site parking still exceeds the minimum requirement.

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**Proposed Amendment to Zoning By-Law 194-94****2360 Parkedale Avenue, City Of Brockville****Owner: Canadian Tire Properties****Applicant: Jean Paul Monmart****File: D14-006(050-2014)**Surrounding Land Use:

The property lying immediately north of the subject property and across Magedoma Boulevard is designated Neighbourhood Area, zoned R5 - Multiple Residential and is currently under construction for two (2), twelve (12) unit condominium buildings.

The property lying immediately west of the subject property and across Millwood Avenue on the north 1/3 of the lands is designated Neighbourhood Area, zoned R6 - Multiple Residential Zone and is occupied by a residential condominium building (1100 Millwood Avenue). The south 2/3 of the lands are designated Mixed Use and Commercial Area within the Mixed Use Node, zoned C2 - General Commercial Zone, and occupied by Good Will. Both the residential and commercial buildings are subject to terms and conditions of separate Site Plan Control Agreements.

The property lying immediately south of the subject property and across Parkedale Avenue is designated, zoned and utilized as follows:

Westerly 1/4:

Designated:	Mixed Use and Commercial Area within the Mixed Use Node
Zoned:	MC-1 – Mixed Use Corridor Special Exception Zone
Occupant:	1000 Islands Mall

Mid 1/4:

Designated:	Mixed Use and Commercial Area within the Mixed Use Node
Zoned:	C2 - General Commercial Zone
Occupant:	Tim Horton's

Easterly ½:

Designated:	Employment Area
Zoned:	E1 – Business Park Zone
Occupant:	Trillium Health Care Products Inc.

The property lying immediately east, adjacent to the south eastern portion of the Canadian Tire property, is designated Mixed Use and Commercial Area, zoned C2- General Commercial Zone and is occupied by a renovated building that is occupied by Goliger's TravelPlus.

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**Proposed Amendment to Zoning By-Law 194-94****2360 Parkedale Avenue, City Of Brockville****Owner: Canadian Tire Properties****Applicant: Jean Paul Monmart****File: D14-006(050-2014)**

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The property lying immediately east and north-east of the subject property is designated Institutional Area, zoned I2 - St. Lawrence College/Special Education Zone and is occupied by St. Lawrence College and the Memorial Centre.

#### Comments Received:

1. Operations Department: no comments.
2. Environmental Services: not opposed to the application.
3. Fire Prevention: no concerns.
4. Clerk's Office: no concerns.

#### Potential Issues for Discussion:

1. Appropriateness of permitting a refreshment vehicle as a permitted use at this location for an addition three (3) years.
2. Permitted use versus a temporary use.
3. Impact on neighbourhood.(ie visual).
4. Maintenance (Refreshment Vehicle and Site).
5. Waste storage and removal.

### **POLICY IMPLICATIONS**

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

### **FINANCIAL CONSIDERATIONS:**

A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. All costs associated with the requested Zoning By-law Amendment are the responsibility of the Owners.

### **CONCLUSION**

A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a

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Proposed Amendment to Zoning By-Law 194-94  
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recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.

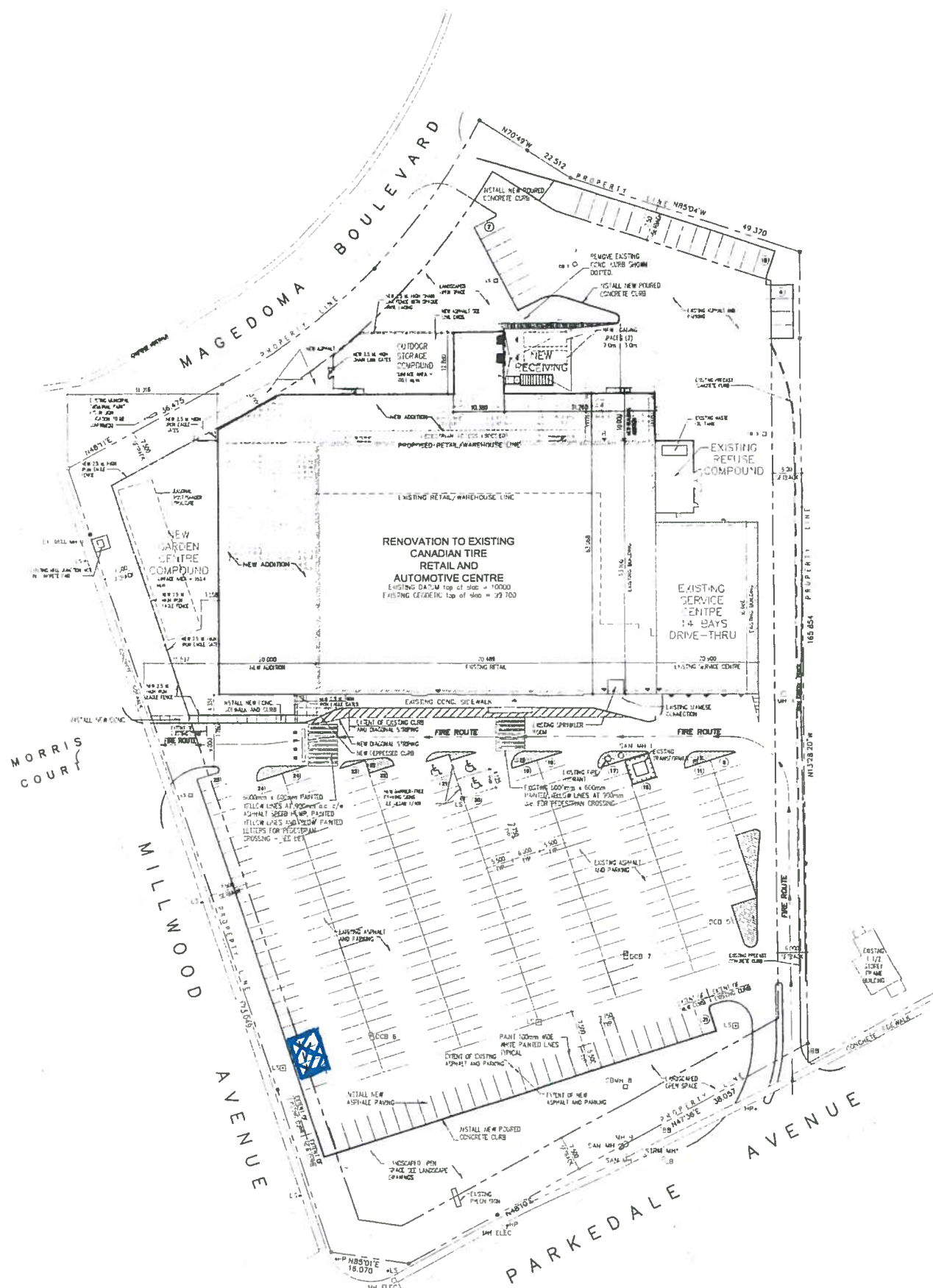
  
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M. Pascoe Merkley, MCIP, RPP  
Director of Planning

  
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Andrew McGinnis, MCIP, RPP  
Planner II

  
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per B. Casselman  
City Manager









# SCHEDULE "C" TO REPORT 2015-030-04



**27March2015**

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 07APRIL2015**

**2015-032-04**

**PROPOSED AMENDMENT TO ZONING BY-LAW 050-2014**    **M. PASCOE MERKLEY**  
**WALL STREET VILLAGE**    **DIRECTOR OF PLANNING**  
**WALL STREET, JAMES STREET AND VICTORIA AVE**    **ANDREW MCGINNIS**  
**OWNER: WALL STREET VILLAGE INC.**    **PLANNER II**  
**AGENT: DICK VANVELDHUISEN**  
**FILE NO.: D14-007(050-2014)**

**RECOMMENDED**

THAT Report 2015-032-04 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.

**PURPOSE**

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

**BACKGROUND**

Mr. Richard Vanveldhuisen, acting on behalf of Wall Street Village Inc., owner of lands described as Lots 58 to 60, and 68 to 69 inclusive, and Part Lot 67, Block 31, Plan 67, being Parts 1 to 5, R Plan 28R-13397, City of Brockville, County of Leeds, (located on the south side of James Street, between Wall Street to the west and Victoria Avenue to the east) has submitted an application for amendment to City of Brockville Zoning By-law 050-2014 with respect to the subject lands.

The proposed amendment would, if approved, amend the existing R9-3 Multiple Residential Special Exception Zone and the T-R9-4 Multiple Residential Special Exception Zone currently on the property, to allow the subject lands to be developed for an 85 unit apartment building; 30 of which will have their rents supplemented by the United Counties of Leeds and Grenville.

**ANALYSIS**

**Schedule “A”** to this report identifies the location of the subject lands.

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Proposed Amendment Zoning By-Law 050-2014, Wall Street Village

Wall Street, James Street and Victoria Ave

Owner: Wall Street Village Inc.

Agent: Dick Vanveldhuisen

File No.: D14-007<sub>(050-2014)</sub>

**Schedules “B-1” and “B-2”** to this report are a preliminary site plan for the proposed development of the subject property as well as proposed elevation drawings.

Zoning and Official Plan Information:

Official Plan Designation: Downtown and Central Waterfront Area with “Mixed Use Node Provisions, “Transitional Area” provisions and within the “Skyline Development Area”

Existing Zoning: R9-3 Multiple Residential Special Exception Zone, in part and T-R9-4 Multiple Residential Special Exception Zone, in part.

Proposed Zoning: R9-Multiple Residential Special Exception Zone to allow the development of the subject lands for an apartment building up to six (6) stories in height (20.5 metres), containing up to eighty-five (85) units, and for establishing site specific development standards.

Below are the proposed site specific development standards, as submitted by the applicant.

	<u>Regulation</u>	<u>Required</u>	<u>Requested</u>
<b>1</b>	Minimum required Amenity Space	1380.0 m <sup>2</sup>	618.0 m <sup>2</sup>
<b>2</b>	Minimum required bicycle parking spaces	22	6
<b>3</b>	Minimum separation distance between driveways	15.0 m	11.0 m
<b>4</b>	Maximum allowable encroachment for a balcony within a front yard	1.5 m	1.6 m
<b>5</b>	Minimum required landscaped open space	28%	24%
<b>6</b>	Request for two (2) barrier-free parking spaces to straddle the property line.		
<b>7</b>	Request to permit parking within the required front yard on Victoria Avenue and Wall Street.		
<b>8</b>	Request to permit air conditions within the required front yard.		
<b>9</b>	Request to remove the requirement to supply a children's play area.		

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Proposed Amendment Zoning By-Law 050-2014, Wall Street Village

Wall Street, James Street and Victoria Ave

Owner: Wall Street Village Inc.

Agent: Dick Vanveldhuisen

File No.: D14-007(050-2014)

**Schedule “C”** to this report is the rationale, dated 27 February 2015, prepared by Vandenberg & Wildeboer Architects, which was submitted with the Application for Zoning By-law Amendment and provides an explanation for the above requests.

#### Site Characteristics:

Total Area:	3,650.0 m <sup>2</sup>
Frontage (on Wall Street):	42.0 m
Frontage (on James Street):	71.0 m
Frontage (on Victoria Avenue):	81.0 m
Average Depth:	71.0 m

A portion of the subject property is occupied by 1.5 and 2 storey older dwellings with a vacant area located at the corner of Victoria Avenue and James Street which was formerly occupied by similar older dwellings.

#### Surrounding Land Uses:

**North:** The lands immediately to the northeast (north side of James Street) are zoned R5-Multiple Residential Zone (northwest corner of James Street and Victoria Avenue) and occupied by a small apartment building

The lands to the northwest (corner of James and Wall Street) are zoned R4-General Residential Zone and occupied by a mix of older residential dwellings.

The lands to the northeast (northeast corner of James Street and Victoria Avenue) are occupied by Irvine Funeral Home and zoned R5-1 Multiple Residential Special Exception Zone.

**East:** The lands to the east (east side of Victoria Avenue) are zoned I1-General Institutional Zone and are occupied by the parking lot for Brockville General Hospital - Garden Street Site (south east corner of James Street and Victoria Avenue) and St. Paul's Anglican Church located at the northeast corner of Pine Street and Victoria Avenue.

**South:** The lands to the south are zoned I1-General Institutional Zone and C2-General Commercial Zone. The lands are occupied by Wall Street United Church and the Bank of Montreal, respectively.

**West:** The lands to the west (west side of Wall Street) are zoned I1-General Institutional Zone. The lands are occupied by the Brockville Court House

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**Proposed Amendment Zoning By-Law 050-2014, Wall Street Village****Wall Street, James Street and Victoria Ave****Owner: Wall Street Village Inc.****Agent: Dick Vanveldhuisen****File No.: D14-007<sub>(050-2014)</sub>**

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and an office building owned by the United Counties of Leeds and Grenville.

#### Comments Received:

1. Conal Cosgrove, Director of Operations, City of Brockville.
  - No comments with respect to the request to amend the Zoning By-law to develop the property as proposed.
2. Steve Allen, Supervisor of Engineering, City of Brockville.
  - Not opposed to the application.
3. Greg Healy, Chief Fire Prevention Officer
  - The Brockville Fire Department has no concern at this time.

#### Potential Issues for Discussion:

1. Appropriateness of proposed reductions/exemptions to the Zoning provisions for the subject lands.
2. Parking lot design for traffic circulation.
3. Loss of on-street parking due to the number of accesses proposed.
4. The impact of balconies and air conditioners being located within the required front yard as it relates to the surrounding neighbourhood.
5. Property line rationalization vs. development encroachment.

### **POLICY IMPLICATIONS**

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

### **FINANCIAL CONSIDERATIONS:**

A complete application for amendment the City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. There are no other financial considerations at this time. All costs associated with this application are the responsibility of the Owner.

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Proposed Amendment Zoning By-Law 050-2014, Wall Street Village  
Wall Street, James Street and Victoria Ave  
Owner: Wall Street Village Inc.  
Agent: Dick Vanveldhuisen  
File No.: D14-007<sub>(050-2014)</sub>

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## CONCLUSION

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




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M. Maureen Pascoe Merkley, MCIP, RPP  
Director of Planning



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Andrew McGinnis, MCIP, RPP  
Planner II

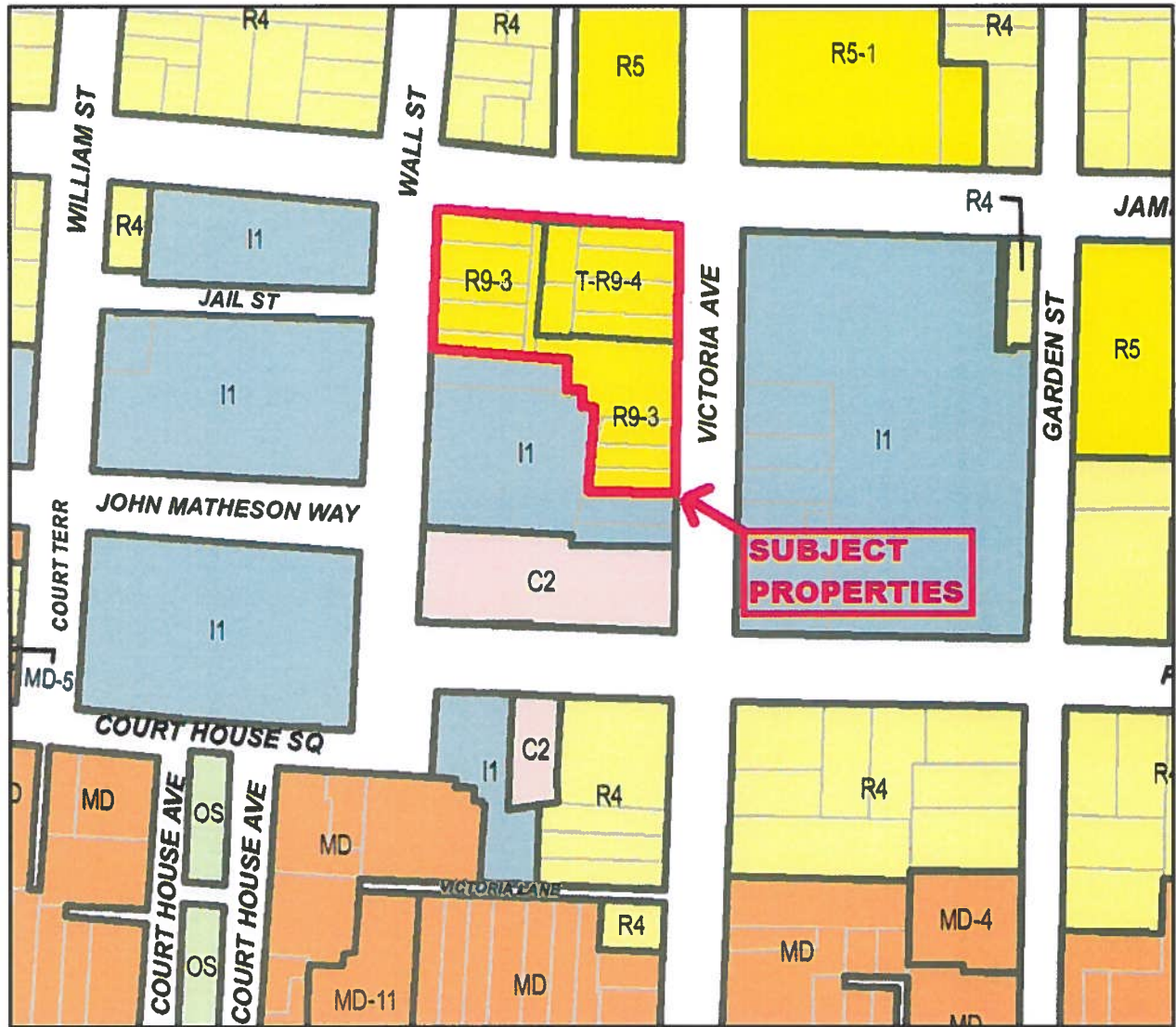


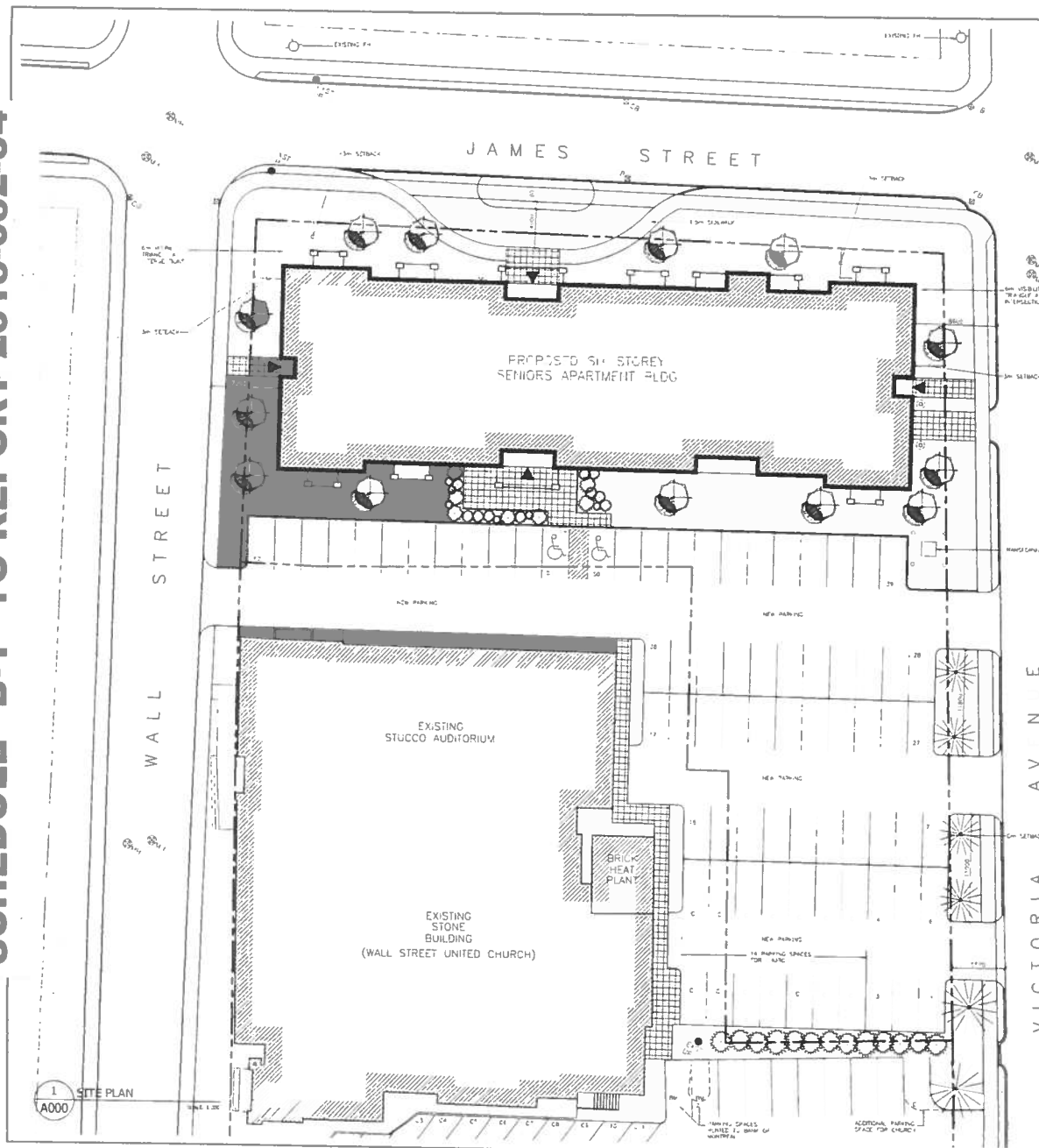
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*per* Bob Casselman  
City Manager



## SCHEDULE "A" TO REPORT 2015-032-04

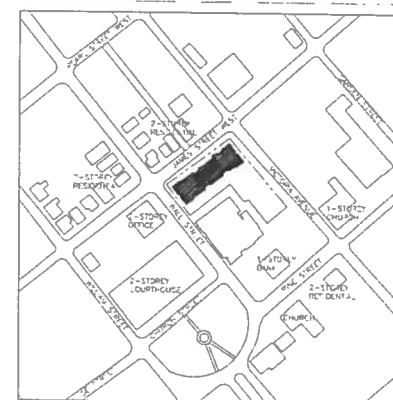




ZONE: R9-TT-R9-1  
PROPOSED: 6 STOREY, 85 UNIT APT. BUILDING WITH SLOPED ROOF  
BUILDING FOOTPRINT: 1,244m<sup>2</sup> (13,390 sq.ft.)

	PROPOSED	TOWN
DENSITY	25 UNITS/HA	22 UNITS
FRONT YARD SETBACK	3.0m	3.0m
LANDSCAPE SPACE	25% MIN	25%
BUILDING HEIGHT	21.0m MAX	~23.0m TO PEAK
PARKING SPACES	275-325 MIN, 8.0m WIDE 5 SPACES/UNIT +/- 10% (30 UNIT)	275-325 MIN, 8.0m WIDE 5 SPACES/UNIT +/- 10% (30 UNIT)
PARKING WIDTH	3.0m	3.0m
PARKING OF HIGH PROGRAM LINE	FRONT 5m MAX	6m
NO LOAT STAMP PROJECTION INTO ADJ. REQUIRED		
LOADING SPACE		

FLOOR	ONE BED	ONE BED B/F	TWO BED	TWO BED B/F	TOTAL
GROUND	1	3	2	10	
TYPICAL	444	114	894	124	50
CH. FLOOR	1	7	1	15	
	25	8	44	7	95 TOTAL



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	15-02-22

- LEGEND**
- 8" NO. 10 WOODEN CANTY AND STON
  - CB
  - 11" FIRE HYDRANT
  - UP
  - BOLLARD
  - CLIP
  - DEPRESS CLIP
  - DESIGNATED BARRIER FREE PARKING SPACE
  - PROPERTY LINE
  - PROPERTY SETBACK
  - FIRE DEPARTMENT CONNECTION
  - ▲ DENOTES BUILDING EXIT
  - ▲ DENOTES BUILDING ENTRY (NON DESIGNATED EXIT)



PROJECT TITLE  
WALL STREET VILLAGE  
BROOKVILLE, ON

DRAWING TITLE  
SITE PLAN

DESIGNED BY: RALPH WINDENBERG  
DRAWN BY: RL, MD  
START DATE: 2014  
SCALE: AS SHOWN  
PROJECT NO: 1310

A000

PLT DATE: February 22, 2016



VIEW - SOUTH-EAST



VIEW - NORTH-WEST

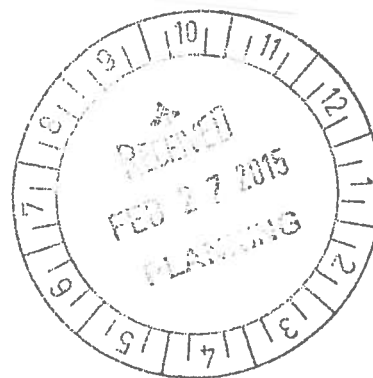
WALL STREET VILLAGE  
PROPOSED PERSPECTIVES  
Feb 25, 2015



Vandenberg & Wildeboer  
A R C H I T E C T S

**SCHEDULE "C" TO REPORT 2015-032-04**

**Vandenberg & Wildeboer**  
A • R • C • H • I • T • E • C • T • S



February 27, 2015

City of Brockville, Planning Department  
One King Street West  
Brockville, Ontario K6V 7A5

**Attention:** Andrew McGinnis, Planner  
**RE:** Wall Street Village: Zoning Amendment Application

Dear Andrew:

We are writing this letter to accompany the application to amend the zoning for the above noted project. As requested, we are providing additional rationale for the application.

As you are aware, the Wall Street United Church has worked on acquiring (with the hope of developing) the properties surrounding the church for many years. In addition, they have established a joint Board with the Marguerita Residential Corporation to provide 85 affordable rental housing units on the lands adjacent to the church; 30 of which will have their rents supplemented by the United Counties of Leeds Grenville.

Any affordable housing project, must be constructed in a manner that is as cost effective as possible. Ideally, there would be more landscaped space provided by a taller building with a smaller footprint; but there are efficiencies in scale and construction methodology. The proposed building is six storeys in height; enabling the building to be constructed of prefabricated concrete floor slabs and load-bearing concrete block, rather than the much more expensive poured concrete option which would have been required for taller buildings.

Affordable housing projects must also be laid out in as simple, and as regularized way as possible; factoring in the unit mix required. Wall Street Village has managed to fit in the maximum allowable units (85), with the right mix of one and two bedroom units, within six storeys, and with a design that is rectangular in nature with many standardized layouts.

Early on in the design process, the Board (especially the Church) identified parking as a significant issue. The church has limited parking, and visitors/employees connected with the courthouse often park on church property. The Board stressed the importance of maximizing parking spaces for the new senior's apartments as well as ensuring there are enough spaces for the church. As a result, the church and the apartment residences have agreed to enter into Joint Use and Maintenance Agreements and establish Right-of-Ways in order to maximize the parking. With the requested elimination of landscape buffers and setbacks for parking along shared property lines, and with the reduction of landscape strips required at street property lines, the Board can achieve 62 parking spaces for the residence, and 14 additional spaces for the church. This arrangement allows the parking to be contained between the church and the new residence, resulting in the streetscape along Wall St., James St., and the corner at Victoria Ave. to be free of cars. There will only be landscaping between the streets and the building.

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Vandenberg & Wildeboer  
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It should be noted that the Board considered providing a below-grade parking garage to be able to achieve a greater number of parking spaces. The associated costs were not justifiable, and challenges regarding space for a ramp, and wheelchair access made the concept unfeasible.

Since the site is limited in landscape space, and unable to meet the 28% and minimum amenity space requirements, private covered balconies are provided with each unit. In addition, a common exterior patio is provided on the south side as an extension of the large interior Common Room. These type of spaces are more useable and more applicable for this exclusively senior's residence. There is little need for a children's play area.

Similarly, there is little need for bicycle parking spaces for seniors. The project plans do include for a rack for six bikes, but is providing the more applicable feature of interior space for motorized scooters.

Although it is early in the detailed design phase, and another method of air-conditioning may be implemented, the Board at this time would like to reserve the possibility that small unit air-conditioning condensers can be located on the balconies within the required front yard (3m).

We trust this background is helpful. Please do not hesitate to call and discuss,

Sincerely

Ralph Vandenberg, President  
B.ARCH., OAA., MRAIC., LEED AP