



Economic Development and Planning Committee

Tuesday, March 5, 2013, 4:15 pm.
City Hall, Council Chambers

Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor T. Blanchard
Councillor M. McFall
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Economic Development
Advisory Team
Museum Board
Library Board
Arts Centre
Tourism

Page

COMMITTEE AGENDA

DISCLOSURE OF INTEREST

DELEGATION(S) AND PRESENTATION(S)

- 3 - 13 1. Mr. Kevin Beatty
 Co-Chair, EDAT Waterfront Improvement Committee

Mr. Beatty will make a power point presentation to the Committee.

CORRESPONDENCE

Nil.

STAFF REPORTS

- 14 - 18 1. 2013-029-03
 Licence and Regulate Transient Traders

THAT Council authorize the adoption of a by-law to regulate Transient Traders in the City of Brockville; and

THAT the fees and charges by-law be amended.

19 - 25

2. 2013-030-03
Request for Exemption from Section 51 of The Planning Act and
Proposed Condominium Plan Approvals,
15 St. Andrew Street
Owner: Tall Ships Landing Developments Inc.
 1. *THAT the request for exemption from Section 51 of the Planning Act, R.S.O. 1990 made by Tall Ships landing Developments Inc. respecting the condominium approval process for three separate condominium plans within Phase I, Tall Ships Landing, 15 St. Andrew Street, on lands described as Part of Lots 27 to 30 and Part of St. Andrew Street (Closed by By-Law 22-65, Inst. BR21477), Block 27, Compiled Plan 67 and Part of the Bed of St. Lawrence River in Front of Lots 27, 28, 29 and St. Andrew Street, Block 29, Compiled Plan 67, City of Brockville, County of Leeds, be approved; and*
 2. *THAT, upon submission of final condominium drawings prepared by an Ontario Land Surveyor, final approval be granted for the following proposed condominium plans:*
 - *Condominium 1: 71 Unit Residential Condominium;*
 - *Condominium 2: Amenity and Apartment Condominium; and*
 - *Condominium 3: Parkade Condominium*

NEW BUSINESS - REPORT FROM MEMBERS OF COUNCIL

Nil.

CONSENT AGENDA

ADJOURNMENT

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for April 2, 2013.

Integrate Brockville's Waterfront

An eight point vision for economic and social prosperity.

Prepared for: The City of Brockville

Prepared by: The Brockville Waterfront Improvement Committee - A Subset of EDAT

19 February, 2013

Preface:

This document is a visual framework for eight actionable ideas. These ideas aim to better integrate Brockville's waterfront with its lifestyle and economy. Eight Ideas specific enough for direction, open enough for adaptation on execution. Perhaps most importantly, these ideas are derived from both public input, and reports commissioned by the City of Brockville.

Success will be best achieved in these ideas through clear differentiation between investments and expenses. The definition of economic development must be embraced in execution, assets must be leveraged to achieve best use, and within that leverage, sustainable economic prosperity must be found.

The Brockville Waterfront Improvement Committee intends this document to be the starting point, encouraging constructive direction towards the completion of these ideas. Both this committee and EDAT are available for consult as necessary in moving forward with any of the included concepts.

Brockville Waterfront



1 St. Lawrence Park, Rowing Club, Dive Centre

2 Brock Trail, Parks, Parking, and Amphitheatre

3 Water Street Realignment

4 Moorings and Marine Services, New Harbour, and Boat Launch

5 Blockhouse Island, Railway Tunnel

6 Artisan and Farmers Market, Visitor Centre

7 Brockville Islands

8 Food, Music and Culture



St. Lawrence Park, Rowing Club, Dive Centre

Concept

A charismatic location for river adventurers to engage with our river and our city. St. Lawrence park has the ingredients to provide a high quality experience, a destination among rowing and diving communities.

Consider

The existing infrastructure and qualities that make this a good fit for the relocation of the Rowing Club which could result in increased and centralization of specific aquatic activities.





Brock Trail, Parks, Parking, and Amphitheatre

Concept

Continue to value the Brock Trail and build on the great work that has already been done. Continue to add features that promote culture, events and food. Further connect existing portions of trail and aim towards the integration of features, common uses and waterfront.

Consider

The existing infrastructure and qualities that make this a good fit for a flow of healthy lifestyle traffic, connecting people with events, waterfront, and businesses with consideration for ample parking.





Water Street Realignment

Concept

The Water Street Realignment is a concept/proposal that may have a tremendous impact on the future development of one of our most valuable parcels of land in the Downtown Area. Failure to do the right thing may have devastating results.

Consider

Development north of water Street must have economic assessments such as critical mass versus additional commercial and retail space in the Downtown core or Brockville in general.





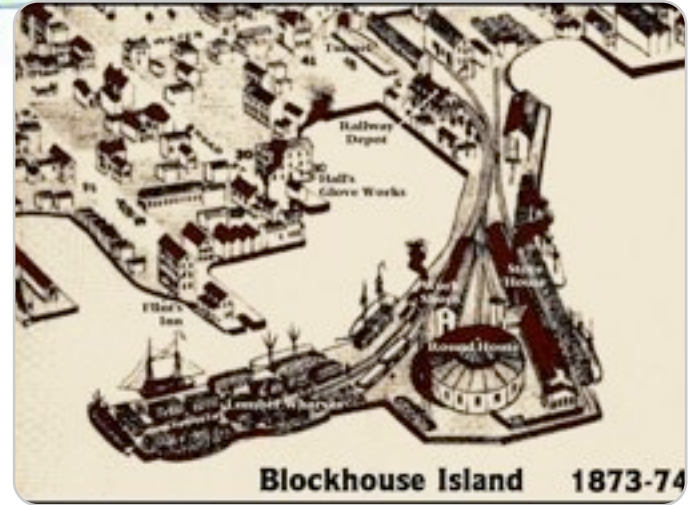
Moorings, Marine Services, New Harbour, and Boat Launch

Concept

Better harness the economic driver that is the Thousand Islands. Build infrastructure that attracts river traffic and welcome river focused businesses. Create seasonal and transient dockage capable of entertaining small through very large yachts.

Consider

The use of mooring balls around the Brockville Islands. Private sector marina development and management through partnerships.



A red trolley car with a green sign that reads "GREEN COURSE" and "1-7". The trolley is parked on a paved area next to a sidewalk. The background shows a parking lot with several cars and a building under a blue sky with white clouds.



Artisan and Farmers Market, Visitor Centre

Concept

Build on the existing farmers market, creating a destination that people cannot help but remember. Integrate its operation into charismatic urban design with a location for quality traders and artists pleasing a population with multiple interests.

A place for visitors to arrive and be welcomed to Brockville as a destination. Appropriate visitor parking and a location that provides great access to the features and attractions of our community.

Consider

The existing success of the farmers market. The anchor a market could be for downtown commerce.





An aerial photograph of a calm lake with several sailboats anchored near a lush, green forested shoreline. The water is a deep blue, and the surrounding land is covered in dense trees. The sky is clear and blue.

Consider

Private sector partnerships to both increase accessibility and offer currently unavailable features and attractions.



Music, Food, Culture

Concept

Spread it around. Welcome the promotion of cuisine, music and festivals. Light infrastructure may be required and the granting of appropriate permits encouraged.



Consider

The excellent fit music, food, and culture are with the ideas within this document.



February 25 2013

REPORT TO ECONOMIC DEVELOPMENT AND PLANNING – MARCH 5, 2013

**2013-029-03
LICENCE AND REGULATE
TRANSIENT TRADERS**

**S. SEALE
CITY CLERK
L. MURRAY
DEPUTY CITY CLERK**

RECOMMENDED

THAT Council authorize the adoption of a by-law to regulate Transient Traders in the City of Brockville; and

THAT the fees and charges by-law be amended.

PURPOSE

The purpose of this report is to provide recommendations concerning the licensing and regulating of Transient Traders operating within the City of Brockville.

BACKGROUND

City Councillors and staff have been contacted by various retailers regarding transient traders to consider licensing or banning transient traders in Brockville.

ANALYSIS/OPTIONS

City of Brockville Zoning By-law 194-94, as amended, allows for “seasonal use” in certain (commercial) zones within the City. Transient Traders have taken advantage of this loop hole and used various locations (side of highways) from time to time to sell their products without permission/license from the City. This practice has brought concern from various retailers over the ability for outside retailers to sell their products with little or no cost (no rent, taxes, etc).

Where the Zoning by-law regulates from where a transient trader will be allowed to locate, a licensing by-law can impose conditions on a license and restrict the location of business in certain ways by imposing restriction on the number of such businesses in a certain area or on a certain day.

The draft Transient Trader bylaw (attached as Schedule “A”) proposes to license Transient Traders with the following requirements and conditions:

- Every transient trader must obtain a license, except:
 - for the sale of locally grown product and farm goods;
 - a municipally sanctioned event or event organized by a charity or non-profit organization
- no operating from any public property (highways, parks, playgrounds, etc)

Report 2013-xxx-02
License and Regulate Transient Traders

Page 2

- no operating within the BIA except for DBIA events and with the permission of the organizer
- pay the applicable license fee:
 - \$100 per day per location
 - \$250 for three day license per location
- the maximum number of days per year that a transient trader may operate is ten (10)
- no more than two (2) locations per day will be licensed

The process for obtaining a license requires the applicant to submit an application form which shall include:

- a description of the goods, wares and/or merchandise proposed to be sold
- a letter from the property owner confirming that the transient trader is granted permission to sell goods from the site
- the applicable fee

The application shall be reviewed to ensure that the desired location is in compliance with the zoning bylaw, including, but not limited to land use, setbacks and sign triangle restrictions.

POLICY IMPLICATIONS

The enactment of a transient trader by-law will introduce new licensing provisions within the City of Brockville.

FINANCIAL CONSIDERATIONS

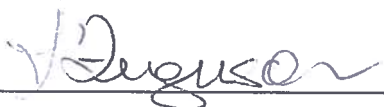
It is estimated that the implementation of a transient trader license will generate revenues of \$1,000 per year. This revenue will be reflected in the Clerk's operations. There are no direct costs related to this report. We believe that transient trader licensing can be accomplished with the existing staff complement.




S. Seale
City Clerk



L. Murray
Deputy City Clerk



L. Ferguson
Acting Director of Finance



B. Casselman
City Manager

THE CORPORATION OF THE CITY OF BROCKVILLE
By-law Number 0XX-2013

*Being a by-law to licence, govern and regulate
 Transient Traders in the City of Brockville*

AND WHEREAS Sections 150 and 151 of the Municipal Act, 2001, S.O. 2001 c.25 (herein, the 'Act') permits a municipality to provide for a system of licences with respect to a business and the specific powers available to the municipality to regulate a business and suspend a licence; and

WHEREAS the City of Brockville has determined that it is advisable to licence transient traders;

NOW THEREFORE the Council of the Corporation of the City of Brockville hereby enacts as follows:

Definitions

1. In this By-law:

- (a) "Clerk" means the Clerk of the Corporation of the City of Brockville or desingate;
- (b) "Corporation": shall mean the Corporation of the City of Brockville;
- (c) "Council" means the Council of the Corporation of the City of Brockville;
- (d) "Person" shall mean any human being, firm, partnership, incorporated company, corporation, association whether incorporated or unincorporated, agent or trustee, and the heirs, executor or other legal representatives of a person to whom the context can apply according to the law; includes an association, organization or corporation making an application for a licence, but does not include a registered charity;
- (e) "Transient Trader" shall mean any person and his/her employees or agents who:
 - a. who goes from place to place or to a particular place for a temporary period with goods, wares or merchandise for sale, or who carries and exposes samples, patterns or specimens of any goods, wares or merchandise that are to be delivered in the municipality;
 - b. has no permanent place of business;
 - c. is engaged in retails sale but does not have a commercial store front; or
 - d. is not entered on the City of Brockville assessment roll in respect of commercial assessment;

General Provisions

- 2. Every transient trader operating within the City of Brockville shall obtain a licence from the Clerk of the Corporation before selling or offering for sale any goods, wares, or merchandise within the City of Brockville.
- 3. A transient traders license is not required for a farmer resident in Ontario peddling only goods, wares, merchandise or produce from their own farms or by members, in good standing, of the Brockville Farmers Market.

4. This bylaw does not apply to municipally sanctioned events, or events organized and hosted by a charity or non-profit community organization.
5. Fees for a licence granted under this by-law shall be in accordance with the Corporations Fees and Charges by-law. A licensee shall pay the prescribed fee prior to the issuance of the licence.
 - i) The maximum number of days operating per year is 10 (ten).
 - ii) No more than two locations per day within the City of Brockville.
6. No transient trader operating from a particular place shall hawk, peddle or sell goods, wares or merchandise on a public highway, public park, public playground, or other public property within the municipal limits of the Corporation.
7. No person shall operate as a transient trader in the Downtown Business Improvement Area unless the operation is during a Downtown Brockville sidewalk sale and the transient trader has permission of the organizer.

Licenses

8. A transient traders licence shall be issued by the Clerk when an applicant for a transient traders licence has complied with all of the following requirements:
 - i) a statement in writing containing a full and complete description of the goods, wares and/or merchandise that the transient trader proposes to sell or offer for sale in the City of Brockville;
 - ii) the fee prescribed by the Fees and Charges by-law has been paid to the Corporation;
 - iii) a statement in writing from the owner of the property on which the transient trader is to be located confirming that the property owner had granted permission to the transient trader to sell goods, wares and merchandise from the site;
 - iv) an internal review in the case of a transient trader operating from a particular place, indicating compliance with all applicable provisions of the Corporation's Zoning by-law, including, but not limited to land use, yard setbacks and sight triangle restrictions.
 - v) Provision of additional documentation as the Clerk deems appropriate.
9. Every transient trader shall at all times while carrying on business have a copy of the licence issued by the Corporation, and in the case of a transient trader operating from a particular place, a copy of a statement in writing from the property owner, and shall upon demand exhibit the documentation to any Municipal or Police Officer.
10. A transient trader license is valid only for the date(s) specified on the license.
11. A transient trader license is valid only for the location specified on the license.

City of Brockville

By-law xxx-2013

By-law to licence, govern and regulate Transient Traders

Page 3

By-law

12. If any provision or requirement of this by-law or the application thereof to any person shall to any extent be held to be invalid or unenforceable, the remainder of this by-law, or the application of such provision or requirement to all persons other than those to which it is held to be invalid or unenforceable, shall not be law shall be separately valid and enforceable to the fullest extent permitted by law.
13. Every person who contravenes any provision of this by-law is guilty of an offence and on conviction is liable to a fine as provided for in the Provincial Offences Act.
14. This by-law shall come into force and effect on the date of passing.

Given under the Seal of the Corporation
of the City of Brockville and passed this
_____ day of _____ 2013.

Mayor

City Clerk

26Feb2013

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE -
05 MARCH 2013**

2013-030-03

**REQUEST FOR EXEMPTION FROM SECTION
51 OF THE PLANNING ACT AND
PROPOSED CONDOMINIUM PLAN APPROVALS
15 ST. ANDREW STREET
CITY OF BROCKVILLE**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

OWNER: TALL SHIPS LANDING DEVELOPMENTS INC.

FILES: 08-CD-13501, 08-CD-13502, 08-CD-13503

RECOMMENDATIONS:

1. **THAT** the request for exemption from Section 51 of the Planning Act, R.S.O. 1990 made by Tall Ships landing Developments Inc. respecting the condominium approval process for three separate condominium plans within Phase I, Tall Ships Landing, 15 St. Andrew Street, on lands described as Part of Lots 27 to 30 and Part of St. Andrew Street (Closed by By-Law 22-65, Inst. BR21477), Block 27, Compiled Plan 67 and Part of the Bed of St. Lawrence River in Front of Lots 27, 28, 29 and St. Andrew Street, Block 29, Compiled Plan 67, City of Brockville, County of Leeds, be approved; and
2. **THAT**, upon submission of final condominium drawings prepared by an Ontario Land Surveyor, final approval be granted for the following proposed condominium plans:
 - Condominium 1: 71 Unit Residential Condominium;
 - Condominium 2: Amenity and Apartment Condominium; and
 - Condominium 3: Parkade Condominium.

PURPOSE:

The purpose of this report is to make recommendation respecting approval for:

- i) exemption of Tall Ships Landing Developments Inc. from Section 51 of the Planning Act, R.S.O. 1990, being the process for condominium plan approval, for three separate condominium plans within Phase 1, and
- ii) three (3) separate condominium plans in one building, as follows:
 - Condominium 1: 71 Unit Residential Condominium;
 - Condominium 2: Amenity and Apartment Condominium; and
 - Condominium 3: Parkade Condominium.

2013-030-03
 REQUEST FOR EXEMPTION FROM SECTION
 51 OF THE PLANNING ACT AND
 PROPOSED CONDOMINIUM PLAN APPROVAL
 15 ST. ANDREW STREET
 CITY OF BROCKVILLE
 OWNER: TALL SHIPS LANDING DEVELOPMENTS INC.
 FILES: 08-CD-13501, 08-CD-13502, 08-CD-13503

ORIGIN:

Tall Ships Landing Developments Inc., owner of lands described as Part of Lots 27 to 30 and Part of St. Andrew Street (Closed by By-Law 22-65, Inst. BR21477), Block 27, Compiled Plan 67 and Part of the Bed of St. Lawrence River in Front of Lots 27, 28, 29 and St. Andrew Street, Block 29, Compiled Plan 67, City of Brockville, County of Leeds, has requested the following:

- i) Exemption of Tall Ships Landing Developments Inc. from Section 51 of the Planning Act, R.S.O. 1990, respecting the process for approval of three (3) plans of condominium within Phase 1 at 15 St. Andrew Street; and
- ii) Approval for the three (3) separate condominiums within the Phase I-Tall Ships Landing tower which is currently under construction.

The site is subject to terms and conditions of Site Plan Control Agreement, File D11-388.

The subject land is located on the south-west corner of the intersection of Broad Street and Flint Street. The site's reference plan is attached to this report as **Schedule "A"**.

Official Plan and Zoning Information:

Official Plan Designation: Downtown and Central Waterfront Area
 Existing Zoning: C3A-3-General Commercial Downtown Zone

Site Characteristics:

The site is currently under development with a mixed-use tower and Aquatarium facility. Further development of the Phase I Captain's Walk, Phase II, and Phase III are proposed for the future.

There are several points of access to the Phase I main building. Two vehicular access points to Level 1 interior parking (73 spaces) is off the circular drive south of St. Andrew Street, while Level 2 interior parking (82 spaces) is accessed from Flint Street. The five (5) outdoor grade level parking spaces are accessed from the driveway leading south from St. Andrew Street.

Main pedestrian access is from both Broad Street and off the circular drive south of St. Andrew Street.

Total Lot Area (including water lots): 1.43 ha. (3.531 acres)
 Total Land Area: 1.01 ha. (2.49 acres)

2013-030-03
 REQUEST FOR EXEMPTION FROM SECTION
 51 OF THE PLANNING ACT AND
 PROPOSED CONDOMINIUM PLAN APPROVAL
 15 ST. ANDREW STREET
 CITY OF BROCKVILLE
 OWNER: TALL SHIPS LANDING DEVELOPMENTS INC.
 FILES: 08-CD-13501, 08-CD-13502, 08-CD-13503

Frontage (Saint Andrew St.):	31.1 m
Average Depth:	110.4 m
General Shape:	Irregular

ANALYSIS:

Subject Lands

The lands on which the proposed condominiums are to be located are currently occupied by Phase I of the Tall Ships Landing project currently under construction.

A description of the total landholdings for Phase I, II and III of the Tall Ships Landing site has been provided as follows:

"Firstly: Part of the Bed of the St. Lawrence River in Leeds County being Part 1, Reference Plan 28R-12709, City of Brockville, Being all of PIN 44163-0136.

Secondly: Part of the Bed of the St. Lawrence River in Leeds County being Part 1, Reference Plan 28R-5555, City of Brockville, Being all of PIN No. 44163-0124.

Thirdly: Part of Lots 27, 28, 29 and 30, Plan 67; Water Lot in the St. Lawrence River opposite Lots 27 and 28, Block 29, Plan 67; Water Lot in the St. Lawrence River opposite Lot 29, Block 29, Plan 67; Water Lot in the St. Lawrence River opposite Lot 44, Block 29, Plan 67, Water Lot in the St. Lawrence River opposite Lot 45, Block 29, Plan 67; Part of St. Andrew Street Closed By BR21477 designated as Parts 1, 2, 3, 4 and 5, Reference Plan 28R-11711.

Save and Except Part 1, Reference Plan 28R-5555 being all of PIN 44163-0124.

Save and Except Part 1, Reference Plan 28R-12709 being all of PIN 44163-0136.

Subject to an easement per Instrument No. 14753 over those portions of the water lot lying in front of Lots 44 and 45, designated as Parts 3 and 4, Reference Plan 28R-11711.

Being all of PIN 44163-0094."

A registerable description for each condominium shall be provided upon approval of the various plans of condominium.

2013-030-03
 REQUEST FOR EXEMPTION FROM SECTION
 51 OF THE PLANNING ACT AND
 PROPOSED CONDOMINIUM PLAN APPROVAL
 15 ST. ANDREW STREET
 CITY OF BROCKVILLE
 OWNER: TALL SHIPS LANDING DEVELOPMENTS INC.
 FILES: 08-CD-13501, 08-CD-13502, 08-CD-13503

Exemption from Section 51 of the Planning Act, R.S.O. 1990

The Condominium Act, C.26, Section 50, provides that the Ministry of Municipal Affairs and Housing, or an approval authority such as the City of Brockville, may exempt a building from Section 51 of the Planning Act. This section of the Planning Act deals with subdivision and condominium approval, and sets out a detailed process of application submission, review by a wide assortment of public bodies and other agencies, public consultation, draft approval with conditions, leading ultimately to final approval if all conditions are met.

The exemption process is a more expedient and less expensive method of approving a condominium than proceeding through the full application process.

The matters which are to be considered when receiving a request for exemption are as follows:

- a) Is the subject building under construction?
- b) Is the property fully serviced with municipal services?
- c) Is the property correctly designated and in compliance with the Official Plan?
- d) Is the property correctly zoned and in compliance with the Zoning By-law?
- e) Is the subject property subject to an agreement with the local authority under Section 41 of the Planning Act (Site Plan Approval)?

Phase I, the Tall Ships Landing tower, complies with the above-noted criteria for exemption from the Plan of Condominium process.

The process of exemption from Section 51 of the Planning Act, R.S.O. 1990 does not require public notice or a public meeting to be held.

Proposed Condominiums:

Phase I of the Tall Ships development as a whole consists of ninety (90) residential condominium units, 3 guest suites, a restaurant, commercial shops, marina and a not-for-profit organization called "The Aquatarium". Two additional residential buildings are to be constructed at an undetermined time in the future as Phase II and Phase III development.

The proposed three (3) condominium components proposed in Phase I are as follows:

i) Condominium 1 - 71 Unit Residential Condominium:

The components that will comprise Residential Apartment Condominium 1 are the seventy-one (71) Unit Residential Apartment Condominium units which are located

2013-030-03
 REQUEST FOR EXEMPTION FROM SECTION
 51 OF THE PLANNING ACT AND
 PROPOSED CONDOMINIUM PLAN APPROVAL
 15 ST. ANDREW STREET
 CITY OF BROCKVILLE
 OWNER: TALL SHIPS LANDING DEVELOPMENTS INC.
 FILES: 08-CD-13501, 08-CD-13502, 08-CD-13503

on Floors 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 19, 20 and 21. Common elements will include elevators, stairwells, some foyers, and mechanical penthouse.

ii) Condominium 2 – Amenity and Apartment Condominium:

The components that will comprise Amenity and Apartment Condominium 2 are the amenities located on Floor 3 and the apartments and guest suites located on Floor 4. More specifically, condominium 2 is comprised of four (4) apartments that consist of Unit 1, Unit 2 and Unit 4 combined with the guest room/apartment #1 as one unit. The remaining three (3) guest suites are considered as one (1) unit. This equates to a total of four (4) apartments and one (1) guest suite.

The amenities located on Floor 3 will constitute the unit classified as “Other” in the application and as one (1) Unit. The Amenity section ownership is not confined only to Floors 3 and 4, it will contain ownership of “back of house” mechanical and electrical on Floors 1 and 2 as well as the main lobby and some foyer spaces. Lockers located on the 4th floor are designated as “other”.

iii) Condominium 3 – Parkade Condominium:

The components that will comprise Parkade Condominium 3 are the one hundred and fifty-five (155) parking spaces located on the first two levels of the building. The five (5) grade level parking spaces outside of the building are not part of the proposed parkade condominium. These five (5) spaces plus forty-nine (49) of the Level 2 parking spaces have been purchased by the City of Brockville.

Residual Components/Surplus Lands:

The remaining components consisting of fifteen (15) future residential condominium units on Floors 5, 17 and 18 which will be considered as surplus lands along with the retail/shops, marina and Phase 2 and Phase 3 lands. The residual components/surplus lands are not part of the applications for condominium currently under consideration. The Aquatarium will be considered as a free hold component with ownership to be transferred to the City of Brockville.

No residential, commercial or freehold units have been occupied to-date. The requested condominium approval is a progressive step in the development of the Tall Ships Landing facility which is currently under construction.

FINANCIAL IMPLICATIONS:

The applicant is responsible for all costs associated with approval and registration of condominium plans. The City of Brockville has no financial responsibility.

2013-030-03
REQUEST FOR EXEMPTION FROM SECTION
51 OF THE PLANNING ACT AND
PROPOSED CONDOMINIUM PLAN APPROVAL
15 ST. ANDREW STREET
CITY OF BROCKVILLE
OWNER: TALL SHIPS LANDING DEVELOPMENTS INC.
FILES: 08-CD-13501, 08-CD-13502, 08-CD-13503

Upon the completion, sale and occupancy of individual condominium units, MPAC will reassess the subject property to provide for appropriate tax billing.


CONCLUSION:

The Planning Department is in support of the request for exemption from Section 51 of the Planning Act, R.S.O. 1990, for the processing of plans of condominium for three separate condominiums within Phase I, Tall Ships Landing, on lands described as Part of Lots 27 to 30 and Part of St. Andrew Street (Closed by By-Law 22-65, Inst. BR21477), Block 27, Compiled Plan 67 and Part of the Bed of St. Lawrence River in Front of Lots 27, 28, 29 and St. Andrew Street, Block 29, Compiled Plan 67, City of Brockville, County of Leeds.

The Planning Department also recommends approval of the three proposed condominium plans being, Condominium 1: 71 Unit Residential Condominium; Condominium 2: Amenity and Apartment Condominium; and Condominium 3: Parkade Condominium, upon submission of suitable final condominium drawings prepared by an Ontario land Surveyor.



J. Faurschou, MCIP, RPP
Planner I

M. Pascoe Merkley, MCIP, RPP
Director of Planning

B. Casselman
City Manager

