

Committee Members

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Councillor J. Baker

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Areas of Responsibility

Economic Development

Planning

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Heritage Brockville

***PUBLIC MEETING
AGENDA***

Page No.

Page

Item

2-9

1. 2007-178-10
Proposed Zoning By-law Amendment
325 Stewart Blvd. & 2995 Parkedale Ave.
Owner: Loblaws Properties Limited
Agent: Delcan Corporation (Ronald Clarke)
File : D14-123

19 September 2007

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC
MEETING – 2 OCTOBER 2007**

2007-178-10

**PROPOSED ZONING BY-LAW AMENDMENT
325 STEWART BLVD. & 2995 PARKEDALE AVE.**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

OWNER: LOBLAWS PROPERTIES LIMITED

AGENT: DELCAN CORPORATION (RONALD CLARKE)

FILE NO. D14-123

RECOMMENDED

THAT Report 2007-178-10 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.

PURPOSE

Ronald Clarke, Delcan Corporation, has submitted an application for amendment to Zoning By-law 194-94 on behalf of the owner, Loblaw's Properties Limited, with respect to lands described as Part of Lots 1, 2, and 3, Registered Plan 4, City of Brockville, County of Leeds (325 Stewart Blvd. and 2995 Parkedale Avenue – previously occupied by the Queen's Grant Motel and Cadillac Lanes).

The proposed amendment to City of Brockville Zoning By-law 194-94 would, if approved, amend the current C2-X8-6 General Commercial Site Specific Zone on the subject lands to add an automobile gas bar and car wash as permitted uses. Development of a convenience store, gas bar and car wash is proposed. The proposed convenience store is a permitted use on the subject lands, however, the automobile gas bar and car wash components of the proposed development require an amendment to the current zone.

ANALYSIS

The following schedules are attached to this report for information purposes:

Schedule "A": Excerpt from Plate "A" to Zoning By-law 194-94 indicating the lands which are the subject of the application.

Schedule "B": Concept Site plan for the subject lands.

Schedule "C-1": Elevations of the convenience store and car wash building.

Schedule "C-2": Elevations of the 4 island, 4 pump, gas bar.

Schedule "D": Comments Received respecting proposed amendment.

Zoning and Official Plan Information:

Official Plan Designation: Commercial (no change required)

Existing Zoning: C2-X8-6 General Commercial Site Specific Zone

Proposed Zoning: C2-X8-6 Zone to be amended to include an automobile gas bar and car wash as permitted uses.

Site Characteristics:

Total Area: 22,856.65 m² (246,034.98 ft²/5.65 acres)
Frontage (Stewart Blvd.): 83.90 m (275.26 ft.)
Frontage (Parkedale Ave.): 50.61 m (166.04 ft.)

Surrounding Land Uses:

North: The adjacent lands to the north of the subject property are zoned C2-General Commercial Zone and are occupied by Petro Canada Gas Bar and Convenience Store and a commercial plaza.

The lands to the north of the subject property on the opposite side of Parkedale Avenue are zoned I1-General Institutional Zone and are occupied by Thousand Islands Secondary School.

East: The adjacent lands to the east of the subject property are zoned C2-General Commercial Zone and are occupied by two office buildings.

The lands to the east of the subject property on the opposite side of Windsor Drive are zoned C6-X8-1 Shopping Centre Site Specific Zone and are occupied by the 1000 Islands Mall and Galaxy Theatre.

South: The lands to the south of the subject property are owned by the Ministry of Transportation which are bordered by the off ramp from the west bound Highway 401.

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File No. D14-123

Page 3

West: The lands to the west of the subject property, on the opposite side of Stewart Blvd., are zoned C2A-General Commercial Arterial Zone and are occupied by a variety of fast food outlets.

Comments Received **Schedule "D"**:

1. Eric Jones, Engineering Associate, City of Brockville (*see attached memo dated September 24, 2007*)

Concern expressed with respect to creating another separate entrance proposed off Stewart Blvd. south of the existing signalized Jefferson Drive/Stewart Blvd. intersection – "potential for vehicles to exit onto Stewart Boulevard the wrong way".

Potential Issues for Discussion:

1. Appropriateness of proposed uses.
2. Site development issues.


POLICY IMPLICATIONS

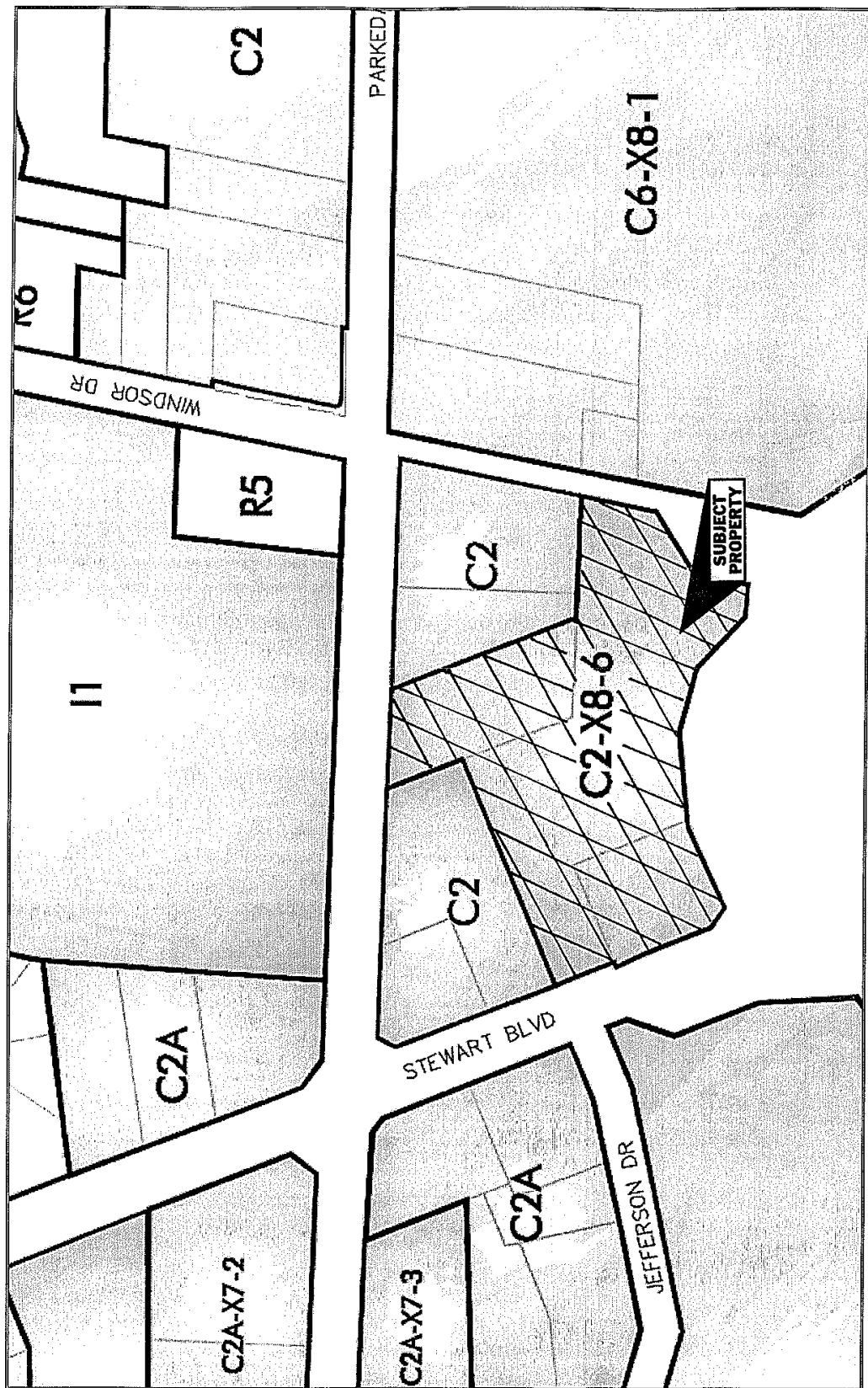
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant to the proposed zoning by-law amendment.

CONCLUSION

The Staff 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 recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting

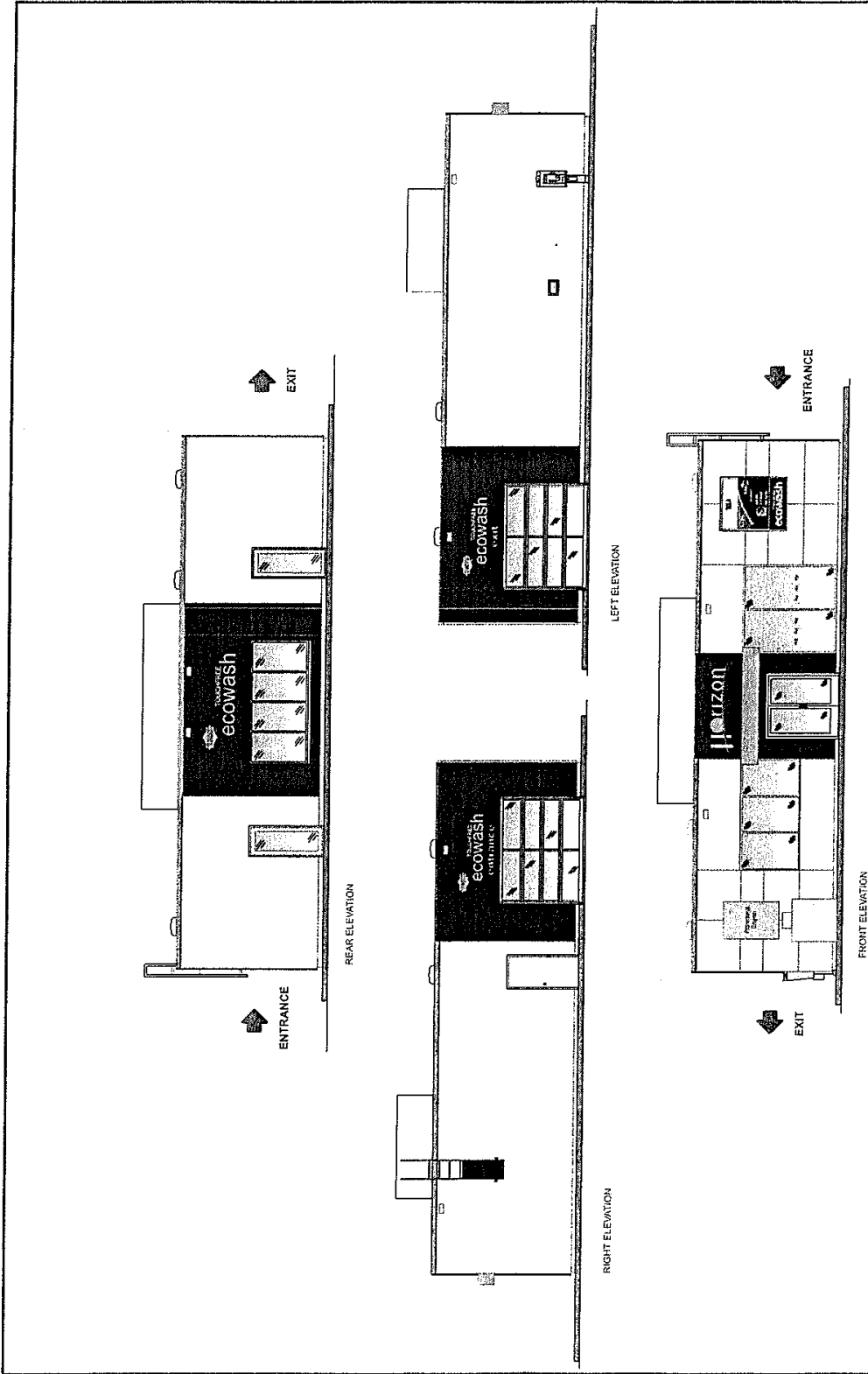

M. Maureen Pascoe Merkley
Director of Planning


B. Casselman
City Manager



SCHEDULE "A" – Report 2007-178-10 – File: D14-123 – 325 Stewart Blvd. and 2995 Parkedale Avenue

SCHEDULE "C-1"
Report 2007-178-10



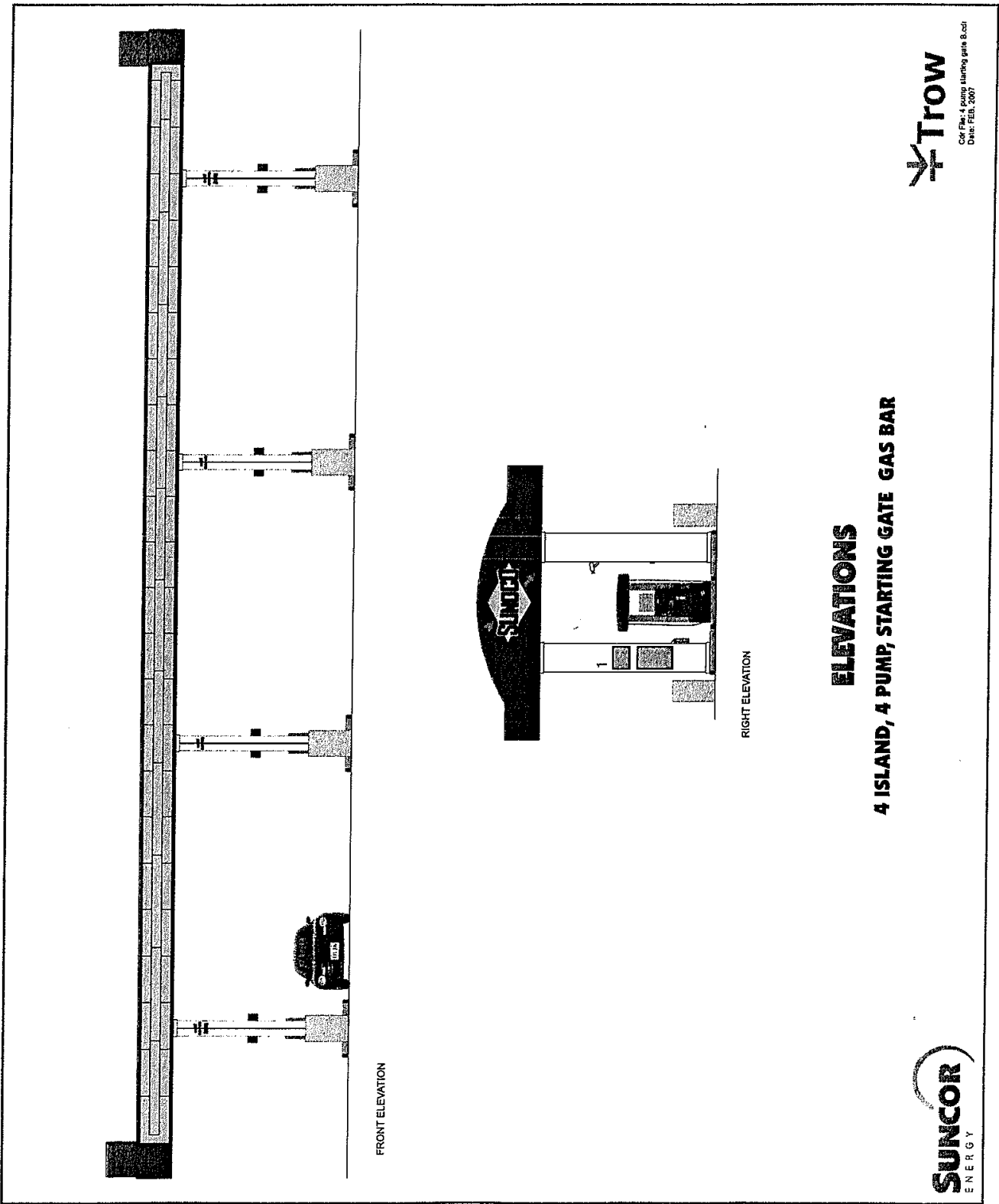
ELEVATIONS
STANDARD COMBINATION C-STORE/CARWASH BUILDING



Trow Associates Inc.
1995 Clark Boulevard
Barnstable, MA 02532
Tel: (508) 231-4471
Fax: (508) 458-1478
Civil File: Standard Combo left.cdr
Date: October 2004



SCHEDULE "C-2"
Report 2007-178-10



SCHEDULE "D" – Report 2007-178-10

Memorandum



File No. D00-01

Date: September 24, 2007

To: M. Maureen Pascoe Merkley
Director of Planning

From: E. J. Jones
Engineering Associate

Subject: **325 Stewart Boulevard & 2995 Parkedale Avenue**
Your File No. D14-123

The Operations Department has reviewed the request for approval to amend the current Site Specific Zoning on the subject lands (previously occupied by the Queen's Grant Motel) to permit the development of an automobile gas bar, car wash and convenience store.

The sketch suggests that there is another separate entrance proposed off Stewart Boulevard south of the existing signalized Jefferson Drive/Stewart Boulevard intersection. This separate entrance is not recommended since there is a potential for vehicles to exit onto Stewart Boulevard the wrong way (southbound) since there is a raised median south of Jefferson Drive. Even if access was restricted to right in and right out, motorists not complying or those do who not see the signage, may drive southbound in the northbound Stewart Boulevard lane. Parkedale Avenue must be restricted to right turn in and right turn out.

A traffic study is required for development of this site.

A handwritten signature in cursive script that reads "Eric Jones".

EJJ:uh

(Revised copy)