
<u>Committee Members</u>	<u>Areas of Responsibility</u>
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Councillor M. Kalivas	Planning
Councillor S. Williams	DBIA
Mayor D.L. Henderson, Ex-Officio	Heritage Brockville

***PUBLIC MEETING
AGENDA***

Page

Item

2-29

1. 2010-144-11
Proposed Zoning By-Law Amendment
107-119 King Street West, Brockville
Owner: Scott Hilhorst (c/o Cal Kirkpatrick-Colonnade Development Inc.)
Applicant: Richard Harrison, MCIP, RPP
(David McManus Engineering - Division of Trow Associates Inc.)
File No.: D14-144

18Oct2010

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – November 2, 2010

2010-144-11

**PROPOSED ZONING BY-LAW AMENDMENT
107 - 119 KING STREET WEST, BROCKVILLE
CITY OF BROCKVILLE**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

**OWNER: SCOTT HILHORST (c/o CAL KIRKPATRICK -
COLONNADE DEVELOPMENT INC.**

**APPLICANT: RICHARD HARRISON, MCIP, RPP
(DAVID MCMANUS ENGINEERING (DIVISION OF
TROW ASSOCIATES INC.)**

FILE NO.: D14-144

RECOMMENDED

THAT Report 2010-144-11 be received as information and that a report on this matter be prepared by staff for consideration of Council at a future meeting.

PURPOSE

To provide an overview of the Application for Zoning By-law Amendment filed by Richard Harrison of David McManus Engineering, acting on behalf of Colannade Development Incorporated who represent Scott Hillhorst the owner of lands described as Park Lot 17, Plan 9, Part 1, Reference Plan 11781, City of Brockville, County of Leeds, (located on the south side of King Street West at the south east corner of Home Street and King Street West) has submitted an application for amendment to Zoning By-law 194-94 with respect to the subject lands.

The proposed amendment would, if approved, allow the subject lands to be developed for a commercial building (main floor retail (pharmacy), and lower level offices) with reduced parking, loading spaces and building height allowances.

ANALYSIS

Schedule "A" to this report indicates the location of the subject lands and shows both the current zone of the subject lands and the adjacent lands.

Schedule "B1" to this report is a site plan showing the development of the property and the lower floor plan. Schedule "B2" to this report is a plan for the proposed main floor of the development.

Proposed Zoning By-Law Amendment, 107 - 119 King Street West, Brockville
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 Trow Associates Inc.)
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Schedule "C" to this report is the Planning Report prepared by Richard Harrison from David McManus Engineering.

Zoning and Official Plan Information:

Official Plan Designation:	Commercial/Downtown [Designation in proposed Official Plan is Downtown & Central Waterfront Area]
Proposed OP Designation:	No change required.
Existing Zoning:	C2D Commercial Downtown Zone and C3C Commercial Waterfront Zone
Proposed Zoning:	C2D General Commercial Downtown Site Specific Zone to reflect the proposed commercial development (commercial retail and business and professional offices) with specific zone provisions respecting parking, building height and loading spaces. The proposed amendment would allow those uses permitted in the C2D Zone and would set a maximum building height of 7.5 metres, 37 parking spaces and one (1) loading space.

The Notice of Public Meeting was prepared based on the original application which requested a reduction in parking to 37 spaces, a reduction in height of the building to 7.5 metres and relief from the requirement to provide one (1) on-site loading space. Upon further review of the proposed development, the applicant has revised the application and is requesting the following:

- Permitted uses to be those uses permitted in the C2D Zone;
- Revision of the parking provisions for a total of 37 Parking spaces (*reduction from 114 for retail and offices, or 157 for retail and medical clinic*);
- Revision of minimum building height to 7.5 metres, 2 storeys (*reduction from 10.5 metres, 3 storeys in the C2D Zone*); and
- Revision of required loading space to one (1) space (*reduction from 2 spaces*).

Proposed Zoning By-Law Amendment, 107 - 119 King Street West, Brockville

Owner: Scott Hilhorst (c/o Cal Kirkpatrick - Colonnade Development Inc.

Applicant: Richard Harrison, MCIP, RPP (David McManus Engineering (Division Of
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File No.: D14-144

Site Characteristics:

Total Area:	2.81 hectares (6.95 acres)
Frontage (King Street West):	65.0 m (213.25 ft.)
Average Depth:	220.0 m (721.78 ft.)

The subject property is vacant with the exception of a municipally operated parking lot. The northerly parking lot area is surfaced with asphalt and is occupied by the customary parking lot machine. The remainder of the subject property is a gravel parking area used primarily in season for boat trailers.

Surrounding Land Uses:

North: Lands to the north (122 King Street West - immediately across from the subject lands) are zoned C2D Downtown Commercial Zone and are occupied by Shoppers Drug Mart and Cronks Cycle Shop.

Lands to the north west (138 King Street West) are zoned C2D Downtown Commercial Zone and are occupied by Tim Hortons.

Lands to the north east (north side of King Street West are zoned C2D Downtown Commercial Zone and are occupied by a real estate office and upper floor residential.

East: Lands to the east (103 King Street West) are zoned C2D Downtown Commercial Zone and are occupied by a business office for Manpower and a take out restaurant (Two-4-One Pizza). The upper levels are occupied by IOOF.

Lands to the east (fronting on Apple Street), being 36 Apple Street, are zoned C2D Downtown Commercial Zone with residential occupancy.

Lands to the east (fronting on Apple Street), being 32 Apple Street, are zoned C3C Waterfront Commercial Zone with residential occupancy.

South: Lands to the south (fronting on Home Street) are zoned C3C Waterfront Commercial Zone with residential occupancy.

West: Lands to the west (133 King Street West and Home Street) are zoned C2D Downtown Commercial Zone and are occupied by an office building containing TD Canada Trust and other office uses.

Proposed Zoning By-Law Amendment, 107 - 119 King Street West, Brockville
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Comments Received Schedule "D":

Internal:

1. City of Brockville - Operations Department (email dated October 18, 2010): No concerns.
2. Environmental Services, Eric Jones, Engineering Supervisor (memo of October 25, 2010 attached)

Concern expressed with the reduction of on-site parking to 37 spaces and the loss of parking in the downtown core.

External:

1. Margaret and George Hamilton, 2 Sherman Lane: No objections.
2. Ruth Dwyer, 22 Apple Street, Brockville, ON (letter dated October 22, 2010 attached)

Concerns expressed with respect to:

- a) increased truck traffic on Apple Street (especially in the area of the intersection of Apple and Water Streets; and
 - b) possible access to the parking area from Apple Street which would increase traffic on Apple Street.
3. David Pound, 7 Sherman Lane, Brockville (letter dated October 25, 2010 attached)

Mr. Pound takes exception to the following requests:

- a) reduction of the on-site parking to 37 spaces; and
- b) reduction of the minimum height of the building to 7.5 metres.

The attached letter provides Mr. Pound's reasons for his concerns.

Potential Issues for Discussion:

1. Appropriateness of proposed parameters for development (reduced parking and loading spaces; reduced minimum building height.
2. Access to loading space from Apple Street.
3. Loss of public parking.

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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 amendment.

CONCLUSION

The Staff 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 of the Economic Development Planning Committee at a future meeting.

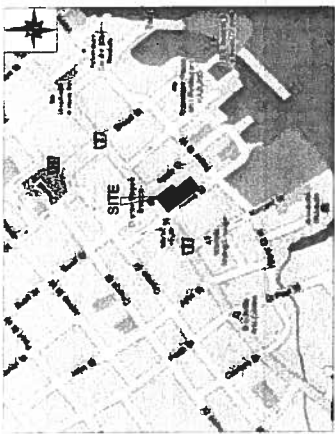
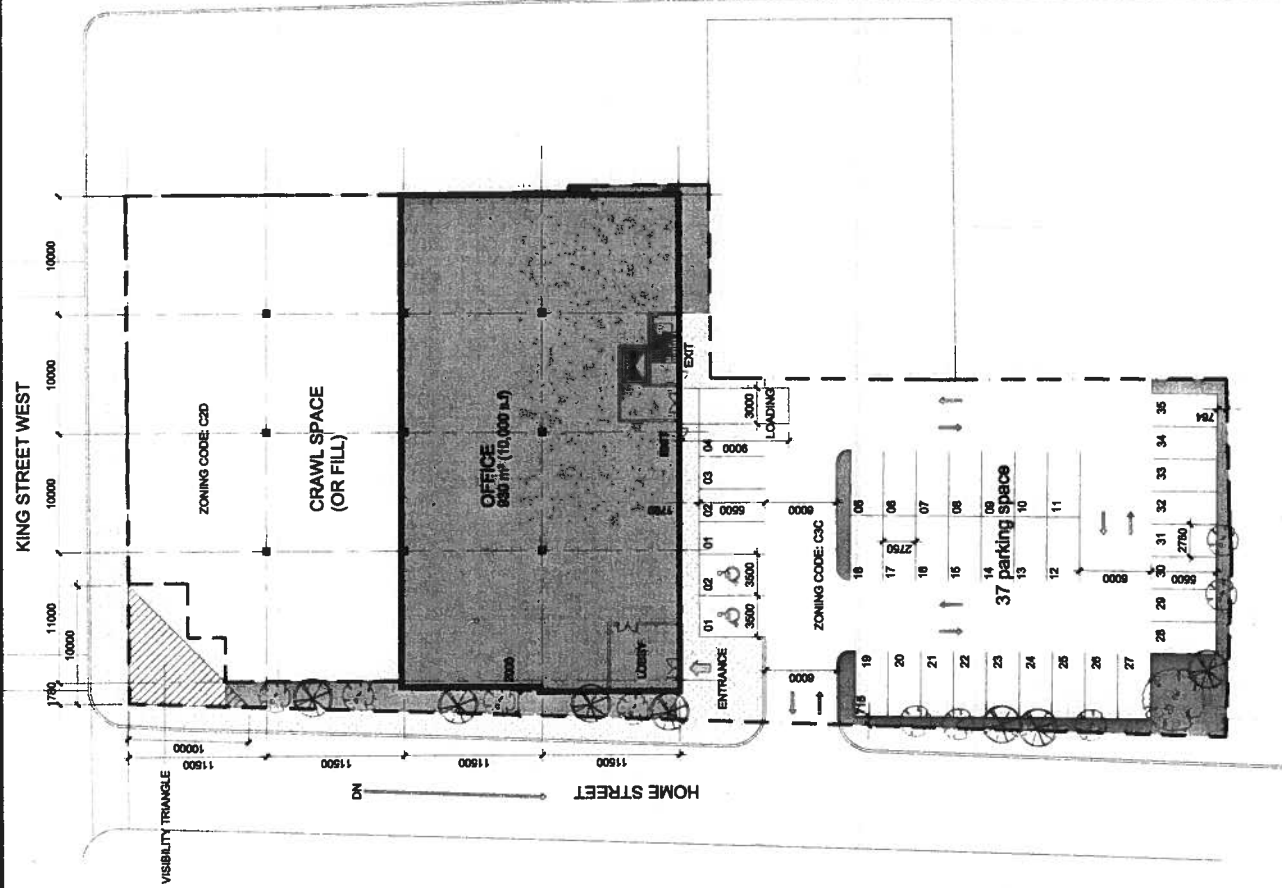


M. Maureen Pascoe Merkley
Director of Planning



Bob Casselman
City Manager





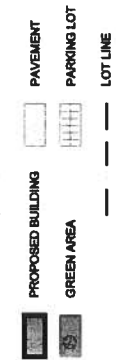
ZONING MAP

KEY PLAN

ZONING INFORMATION

ZONING MECHANISM	REQUIRED	PROVIDED
	BROCKVILLE ZONING BY-LAW, 194-24	
ZONING CODE	C2D C3C	OFFICE, RETAIL
MINIMUM LOT AREA	500 m²	3,416.8 m² (0.844 acres)
MINIMUM FRONT YARD SETBACK	0	0
MINIMUM EXTERIOR SIDE YARD	—	2 m
MINIMUM INTERIOR SIDE YARD	0	0
MINIMUM REAR YARD SETBACK	0	0
MAXIMUM BUILDING HEIGHT	17.5 m	14 m
MINIMUM BUILDING HEIGHT	10.5 m	7 m
MAXIMUM FLOOR SPACE INDEX	—	1.5
MINIMUM LANDSCAPED OPEN SPACE	—	10 %
MAXIMUM LOT COVERAGE	80 %	54 %
PARKING SPACE	OFFICE (2/100 m²) 37 RETAIL (6/100 m²) 2 B-F parking	35 regular parking 2 B-F parking
PARKING SPACE SIZE	2.75 X 5.5 X 6.0 m (side)	2.75 X 5.5 X 6.0 m
HANDICAPPED PARKING SPACE	2	2
HANDICAPPED PARKING SPACE SIZE	3.5 X 5.5 X 6.0 m (side)	3.5 X 5.5 X 6.0 m (side)
LOADING SPACE	2	1
LOADING SPACE SIZE	3 X 9 m	3 X 9 m
GROSS BUILDING AREA		2,824 m² (30,400 s.f.)

LEGEND



LOWER FLOOR PLAN & SITE PLAN

1:400

43 Esplanade Street, 2nd Floor
Ottawa, Ontario, K1R 6S3
Tel: 613 574 0895
Fax: 613 574 0896
www.emaarchitects.com

PROJECT: COMMERCIAL DEVELOPMENT

107-119 KING STREET W.
BROCKVILLE, ONTARIO

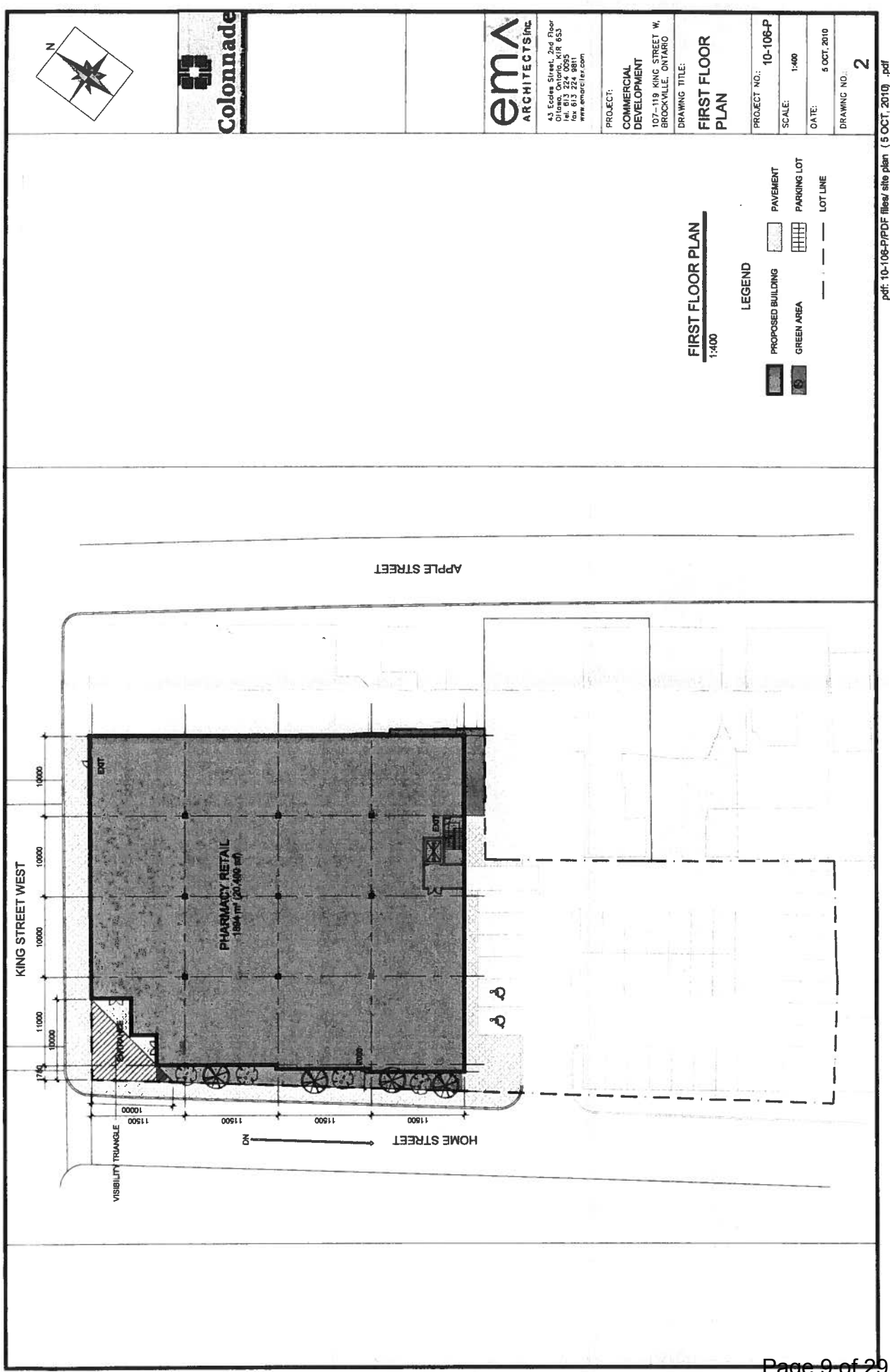
DRAWING TITLE: LOWER FLOOR PLAN & SITE PLAN

PROJECT NO.: 10-106-P

SCALE: 1:400

DATE: 5 OCT, 2010

DRAWING NO.: 1



pdf: 10-106-P/PDF file/ site plan (5 OCT. 2010).pdf

Subject Property: 107-119 King Street West SCHEDULE "B-2" to Report 2010-144-11

SCHEDULE "C" - Report 2010-144-11

PLANNING RATIONALE FOR ZONING BY-LAW AMENDMENT

**107-119 KING STREET WEST
CITY OF BROCKVILLE**

DME Project No. 11145

**Prepared for:
Colonnade Development Incorporated**

Prepared by:

**David McManus Engineering
100-2650 Queensview Drive
Ottawa, Ontario K2B 8H6**



David McManus
Engineering
A Trow Global Company

October, 2010

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1.0 INTRODUCTION

1.1 Purpose

David McManus Engineering (DME) was retained in October 2010 to prepare a Planning Report in support of an application by Colonnade Development Incorporated for lands owned by Mr. Scott Hilhorst at 107-119 King Street West, City of Brockville.

The purpose of this report is to provide the planning rationale to amend the certain provisions of the Zoning By-Law 194-94 to permit development of these lands for a retail pharmacy and medical clinic.

1.2 Background

The subject lands are located on the south side of King Street in proximity to the geographic centre of Brockville's commercial downtown core. These lands are designated as "Commercial Downtown" in the existing Official Plan and as "Downtown and Central Waterfront Area" in the City's proposed new Official Plan. They are currently zoned as Commercial C2D and C3C.

The proposed land uses, as discussed in this report, comply with Provincial Policy of the City of Brockville, existing and proposed, and are a desirable addition to the City's commercial core

1.3 Location and Surrounding Uses

The subject lands are located at the southeast corner of King Street West and Home Street. The legal description is Lots 85 to 91, Block 30, Plan 67 and Lots 82, 83, 84, 92, 93 Plan 67 described as Parts 1, 2 and 3 on 28R-5445, City of Brockville, County of Leeds. The lands are municipally known as 107 to 109 King Street West and are comprised of approximately 3746 square meters.

The site is currently vacant and contains a municipal parking lot through an agreement between the City of Brockville and the land owner. Surrounding land uses are primarily retail and service commercial with some residential uses to the south as indicated on Figure 1.

**Figure 1 - View of Subject Site
From King Street and Home Street, Brockville**



1.4 Site Characteristics

The site is approximately 2 meters below the elevation of King Street and relatively flat with a total relief of approximately 3 meters in elevation from a high point near the northwest corner of the property. The property is devoid of any significant vegetation and is asphalt paved in the northern portion and gravel in the south. There are no existing buildings or structures and no unusual physical or environmental constraints which could affect development.

1.5 Pre-consultation Details

The proponent met with and has had several conferences with City of Brockville Staff during September 2010 to discuss this application.

2.0 THE APPLICATION

The Application is for a site specific amendment to the performance standards of the C2D and C3C provisions of Zoning Bylaw 194-94. It would permit the development of a pharmacy (1894 m²/20,400 square feet) on the street level and office uses (930 m²/10,000 square feet) on the lower level. Specifically, the requested amendments are:

- to amend the zoning on the site from C2D and C3C to a site specific C2D zone
- a reduction to the parking standard from 114 spaces to 37 spaces
- a reduction to the loading space standard from 2 spaces to 1
- a reduction of the minimum height of the building in the C2D zone from 10.5 meters to 7.5 meters.

The Design Architect advises that “in conjunction with the Urban Design Guidelines, Colonnade Developments and its consultants have worked together to create an infill project that takes its design cues from the tradition of Downtown Brockville. The design uses traditional cladding elements like stone and brick in period appropriate hues to integrate with its heritage neighbours. The large generous windows of the ground floor, and the glazing above, respect the proportions and sizing of storefronts found throughout the central commercial core. In each structural bay, the walls including parapets, have been expressed in various materials, heights and colour, in an effort to respond to the massing and material variation seen along King Street.

By using the nearby buildings like 116 King Street West as a general reference for design, the proposed building is being developed with an overall height of 7.5 metres. While this is not required for the proposed building function, the height is considered critical to respect the roofline of neighbouring buildings, as well as respecting the directions given in the downtown development guidelines. The full height storefront glazing at the street level will bring a sense of new life to the corner of King and Home Street, by encouraging people to see the activities going on inside. With the addition of traditional materials and massing, including the

glazing above the storefront level, a sense of true belonging on the street will be created”.

Figure 2 – Zoning Bylaw 194-94



3.0 **EXISTING PLANNING POLICY FRAMEWORK**

3.1 **Provincial Policy Statement**

The Provincial Policy Statement provides policy direction on matters of Provincial interest related to land use planning and development. It was issued under Section 3 of the Planning Act and came into effect on March 1, 2005. The salient policies applicable to the subject application are outlined in the following tables:

PROVINCIAL POLICY STATEMENT EXCERPT	
1.0	<i>BUILDING STRONG COMMUNITIES</i>
	<i>Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.</i>
1.1	<i>MANAGING AND DIRECTING LAND USE TO ACHIEVE EFFICIENT DEVELOPMENT AND LAND USE PATTERNS</i>
1.1.1	<i>Healthy, liveable and safe communities are sustained by:</i>
	<ul style="list-style-type: none"><i>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i><i>b) accommodating an appropriate range and mix of residential; employment (including industrial, commercial and institutional uses); recreational and open space uses to meet long-term needs;</i><i>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i><i>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;</i><i>e) promoting cost-effective development standards to minimize land consumption and servicing costs;</i><i>f) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.</i>
1.1.2	<i>Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</i>

The proposed development complies with and enhances these policies by being appropriately designed and provides an additional commercial space in the downtown core of Brockville. It will utilize existing infrastructure without requiring any extension.

PROVINCIAL POLICY STATEMENT EXCERPT	
1.1.3 Settlement Areas	
1.1.3.1	<i>Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.</i>
1.1.3.2	<i>Land use patterns within settlement areas shall be based on:</i> <i>a) densities and a mix of land uses which:</i> <ul style="list-style-type: none"><i>• efficiently use land and resources;</i><i>• 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 ; and</i><i>• minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8</i>
1.1.3.3	<i>Planning authorities shall identify 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.</i> <i>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.</i>

The proposed development is within a settlement area and provides additional commercial uses that are adjacent to and compatible with existing development. It will be serviced by existing systems.

PROVINCIAL POLICY STATEMENT EXCERPT

1.3 EMPLOYMENT AREAS

1.3.1 *Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an approximate mix and range of employment (including industrial, commercial and institutional uses) to meet long term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) planning for, protecting and persevering employment areas for current and future uses; and*
- d) ensuring the necessary infrastructure is provided to support current and projected needs.*

The proposed development provides an appropriate addition to the retail and service commercial inventory in Brockville.

PROVINCIAL POLICY STATEMENT EXCERPT

1.6 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

1.6.1 *Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs.*

Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.

1.6.2 *The use of the existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.*

1.6.4 *Sewage and Water*

1.6.4.1 *Planning for sewage and water services shall:*

- a) direct and accommodate expected growth in a manner that promotes the efficient use of existing:*
 - 1. Municipal sewage services and municipal water services.*

1.6.4.2 *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.*

The proposed development is to be serviced by existing infrastructure. No new or extended systems will be required.

In conclusion, approval of this application for Zoning By-Law amendment would be consistent with the Provincial Policy Statement.

3.2 City of Brockville Official Plan

The City of Brockville Official Plan (OP) was adopted by City Council on August 11, 1987. There are no outstanding amendments or appeals of the Plan to the Ontario Municipal Board that would affect the subject application.

The City of Brockville is currently in the final stages of adopting a new Official Plan and accordingly this report will address conformity with both the existing and proposed Official Plan.

The existing Official Plan designates the subject property as Commercial Downtown. The salient policies applicable to the subject application are outlined in the following tables:

CITY OF BROCKVILLE OFFICIAL PLAN EXCERPT	
IV	Goals and Objectives
4.2	Commercial Goals
	<i>To plan for a pattern of commercial development that provides for a full range of commercial goods and services, at appropriate locations, to meet the needs of the residents and businesses of Brockville and the surrounding area.</i>
	<i>To anticipate and accommodate emerging trends in the commercial sector, consistent with the City's goals and objectives for development</i>
	<i>To encourage transit and pedestrian supportive commercial development wherever possible, while also providing for automobile-oriented commercial development at appropriate locations.</i>
	<i>To preserve and enhance the unique character and distinctive role of the downtown as a major commercial, business and employment centre for the region</i>
	<i>To encourage a mix of compatible commercial, residential and other land uses at appropriate locations</i>
	<i>To encourage the built form of commercial development to be consistent with sound urban design objectives and principles.</i>

Objectives

To identify locations, and to establish policies, to guide commercial development required both to meet the present and future needs of the City and the surrounding area, and resulting from emerging trends in the commercial sector.

To provide opportunities for mixed use developments incorporating complimentary and compatible commercial and no-commercial uses.

To promote and maintain high aesthetic, urban design and functional standards for commercial development through the use of urban design guidelines, particularly within the downtown and in emerging commercial areas.

To facilitate the safe and efficient movement of pedestrians and vehicles within commercial areas and on adjacent roads.

To strengthen the role of the downtown as a multi-functional centre serving the immediate area as well as the greater region by encouraging a wide range of business and commercial uses, and by enhancing opportunities for commercial and tourism development within the downtown and waterfront area.

To maintain the historical character of the downtown by enhancing and protecting the architectural heritage of the built environment wherever possible, while encouraging a heritage design theme for new commercial development and signage.

The subject application is consistent with these policies.

CITY OF BROCKVILLE OFFICIAL PLAN EXCERPT

6.3 Commercial Districts

6.3.5 Commercial Downtown

The Commercial Downtown designation is designed to encourage and enhance the central business district as a major focus of economic activity within the City. It represents a concentration of pedestrian oriented commercial uses in a traditional setting. This designation also recognizes the proximity of the waterfront and includes it as an extension of the life and form of the downtown core area. As such, the Commercial Downtown District is intended to provide a unique shopping and leisure designation for residents and visitors, where a variety of compatible and complimentary uses will be permitted.

a) Uses permitted

The uses permitted in the Commercial Downtown District shall include a broad range of commercial uses including but not limited to retail stores, service uses, restaurants, business and professional offices, banks and financial institutions, theatres, marinas, recreational uses, mixed commercial/residential buildings, and residential uses consistent with Policy 7.2.2.7.

b) Built Form

Recognizing that the built environment within the Commercial Downtown area is primarily of a human scale and of pedestrian orientation, new development will be designed to reinforce the existing scale and character of the area. Generally, the design guidelines recommended in the Waterfront Development Study will be followed and implemented through zoning controls, in order for the City to predict the scale and mass of buildings. Density for commercial, residential and mixed use

developments may be controlled using a ration of floor space to the lot area. The articulation of building facades will be encouraged.

c) Heritage theme and conservation

In order to maintain and enhance the historical character of the area, development within the area, including signage installation, should proceed on the basis of a heritage design theme. Furthermore, Council shall consider the designation of the area as a Heritage conservation District, in accordance with Policy 5.17 of this Plan

d) Parking

Vehicular parking standards for the Commercial Downtown Area will be established in the implementing zoning by-law. Major new development should be encouraged to provide on-site parking as part of the development. However, at Council's discretion, off street parking may or may not be required. Alternatively, cash-in-lieu of parking may be considered at a rate to be determined for each parking space not provided.

It is approximate to monitor the adequacy of parking facilities within the Commercial Downtown area. From time to time, council should undertake parking studies to determine the long term parking needs of the downtown.

Parking areas shall be prohibited between the front of main buildings and the street. Access points to parking facilities shall be limited in number and designed in such a manner so as to minimize the danger to pedestrians.

e) Open Storage

Open storage shall be prohibited, except where required for marina uses.

The subject application is consistent with these policies and assists the City in achieving its overall commercial land uses. It will provide a modern full serve pharmacy and other commercial use complementary to downtown Brockville. The building materials will be compatible with heritage themes expressed in the general area. On-site parking for 37 vehicles will be provided. The quantum of parking is consistent with existing policy and is appropriate within the context of a "downtown commercial core".

The existing and proposed Official Plans both acknowledge the practical difficulties of trying to achieve "Greenfield" parking standards within the urban core. In built up urban areas throughout Southern Ontario, the provision of parking in downtown is often considered on a site by site basis. In Brockville, policy further permits Council the discretion to determine parking required for each application as opposed to meeting a general standard. It is likely that no individual existing site within Brockville's commercial core on King Street meets the current zoning standards with respect to parking. Often, as would in the case of this application, the parking standard would consume the entire property such that no development would be possible. The Official Plan also encourages

applicants to provide on-site parking as part of the development. Therefore, within the spirit of that policy, this application provides 37 spaces (including handicapped) plus one loading bay for the proposed pharmacy facility. As part of our design approach to this site we have canvassed other pharmacy uses in similar circumstances in Eastern Ontario. We have determined that the proposed parking is consistent and comparable with the needs of these facilities in other communities. These include Shoppers Drug Mart stores of similar size including:

Bank and Summerside in Ottawa	12 parking spaces
Glebe in Ottawa	10 parking spaces
Westboro Station in Ottawa	25 parking spaces
Main Street in Trenton	10 parking spaces
Princess and Division in Kingston	30 parking spaces
Main and Washburn in Picton	49 parking spaces

In my opinion the operation of existing sites such as these by a pharmaceutical entity is the best representation of the level of parking required to satisfy the use. On balance, it is our submission that the provision of 37 spaces for the subject site is a reasonable and practical approach.

3.3 City of Brockville Proposed Official Plan

The City's proposed Official Plan designated the subject property as "Downtown and Central Waterfront Area". The policies applicable to this application are authored in the following tables:

CITY OF BROCKVILLE PROPOSED OFFICIAL PLAN EXCERPT
<p>3.2.2 CITY STRUCTURE</p> <p>3.2.6.1 Downtown and Central Waterfront Area</p> <p><i>It shall be the policy of the City that:</i></p> <ul style="list-style-type: none"> 2) <i>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.</i> 4) <i>The City shall ensure the highest quality of urban design and architecture in the Downtown and Central Waterfront Master Plan, in accordance with the Downtown and Waterfront Master Plan and Urban Design Strategy (DWMPUDS). The City shall be satisfied with all development and redevelopment is consistent with the guidelines contained within the DWMPUDS.</i>

4.2 Downtown & Central Waterfront Area

4.2.1 Introductions

The Downtown and Central Waterfront Area reflects the historical City of Brockville as a service and cultural centre. This Area represents the broadest diversity of land uses, greatest level of activity and highest quality of design that reflects the historical character and culture of the City of Brockville. Achieving the desired mix of uses shall be achieved by encouraging intensification and the redevelopment of existing vacant and underutilized sites where it is feasible and practical.

4.2.2 Permitted Uses

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:

- 7. Commercial uses such as business and professional offices, eating establishments, service and convenience retail and similar types of uses shall be permitted.*
- 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 on the ground floor level, and provide streetscape elements that improve look, feel and vibrancy of the Main and Secondary Streets and Water Street.*

The proposed use is consistent with and complements the objectives and policies of the new Official Plan. As the processing of this application advances, further material will be provided to the City with respect to urban design and architecture.

4.0 SUMMARY AND OPINION

The proposed redevelopment of this site is based on a mixed commercial concept of retail and service floor space. The uses comply with the Provincial Policy Statement and the applicable policies of both the existing and proposed Official Plan. Those policies recognize that development in the commercial core is a balance of use, design and functionality of any given site. In that regard, the Official Plan permits Council to establish parking requirements and height considerations that are specific to the proposal and the site. In my opinion the

requested amendments to the zoning by law are appropriate for the proper development of these lands, that the project is an excellent addition to the commercial vitality of the downtown and represents good planning

Respectfully submitted:
David McManus Engineering.

Richard W. Harrison, MCIP, RPP.
Planning Manager, Land Development
Infrastructure Services

SCHEDULE "D" - Report 2010-144-11

Memorandum



File No. D00-01

Date: October 25, 2010

To: M. Maureen Pascoe Merkley
Director of Planning

From: E. J. Jones
Engineering Supervisor

Subject: 107-119 King St. W.
File: D14-144
Proposed Pharmacy and Medical Clinic

The Environmental Services Department has reviewed the proposal for a retail pharmacy and a medical clinic at the south east corner of Home Street and King Street West.

A reduction of on-site parking to 37 spaces is a concern since any loss of parking in the downtown core would not be acceptable since parking availability in this area is an on-going issue. The existing site is used as a municipal parking lot and the south end of the site is used for storage of boat trailers and vehicles. The area is heavily used and the loss of parking would be a concern to present users of this site.

The reduction in the minimum height of the building to 7.5 metres is not a concern.


EJJ:wg



Oct. 22, 2010

Planning Dept.
Re. File D14-144
107-119 King St. W.

I am concerned with the increased truck traffic on Apple Street, especially in the area of the intersection of Apple Street and Water Street. I am also concerned with the ability for parking access from Apple Street which would also add to increase traffic on Apple Street.

Ruth Dwyer

Ruth Dwyer
22 Apple St.
Brockville, ON

I would like to receive a copy of the minutes and the decision of Council.

SCHEDULE "D" - Report 2010-144-11

7 Sherman Lane
Brockville, Ontario
K6V 7M1
613-865-9792
dpound@cogeco.ca

October 25, 2010

M. Maureen Pascoe Merkley
Director of Planning
Planning Department – City Hall
One King Street West
Brockville, Ontario
K6V 7A5



Reference: File No. D14 – 144

Dear Director,

I am writing to express my objection to the requested Zoning By-law Amendment in reference to File No. D14 – 144: for the proposed development of a retail pharmacy and a medical clinic at 107 – 119 King Street West.

I take exception with two of the requests:

1. reduction of the on-site parking to 37 spaces; and
2. reduction of the minimum height of the building to 7.5 metres.

My reasons follow:

Parking

1. The Application states that the parking requirement is for 114 spaces. The proposal is for 37 spaces – a reduction of 77 spaces.
2. Planning personnel have advised me that the 114-space requirement is based on **office** usage. However, the Application states that, rather than office usage, the use will be as a medical clinic. Again, Planning personnel have advised me that a medical clinic would require approximately 50 additional spaces – that is, approximately 164 spaces. Consequently, more accurately, the request is for a reduction of 127 spaces from what is required.
3. The parking lot operated currently by the City at that location has 34 marked spaces and approximately 12 unmarked spaces. With the loss of this lot, the City will lose 46 off-street parking spaces.
4. If the request to reduce the required parking spaces to 37 is granted, the consequence will be a net deficit of 173 off-street parking spaces.
Applying the parking-space economics reported for the Maritime Discovery Centre – that is, a cost to the City of \$20,000 per space – this deficiency, since the spaces are “required”, would result in a “cost” to the City of \$3,460,000 if it acted to mitigate this shortfall.
5. The Application argues that there are limitations to the property which make it unreasonable for the developer to provide the proscribed number of spaces. However, unlike the property at 18/20 King Street West which Mr. Hilhorst recently sold – which does have logistical/surface area limitations on parking, the property at 107 – 119

SCHEDULE "D" - Report 2010-144-11

King Street West has no such limitations. My expectation is that the property can easily accommodate a parking structure that would provide all of the necessary spaces – and that the only limitation is the developer's reluctance to incur the cost of meeting the City's requirements.

Height

6. My reading of the August 2010 version of the City of Brockville Official Plan is that the City has set an objective to maintain the integrity of the historical nature, scale and visual presence of the King Street streetscape.

For example, in Section 4.2.3:

- Point 1: "New development in the Downtown . . . shall ensure . . . that the proposed uses do not negatively impact the planned function of the area."
- Point 20: "A consistent building height of two to three storeys shall be provided at the street edge to maintain the continuity of the street . . ."

7. My perusal of the Application identified no substantive rationale for a reduction of height from that specified within the context of the Official Plan.

Neither did I find the Application sympathetic to the spirit of the requirements of the Plan.

In summary, I believe that:

- A. Approval to reduce the number of parking spaces to 37 would be a dis-service to the residents of Brockville – denying us 173 off-street parking spaces in the heart of the downtown.

Furthermore, it would transfer the significant cost of mitigating this deficiency from the developer to the City.

- B. Approval to reduce the minimum building height would be contrary to the Official Plan and would directly work against the City's stated objectives for King Street.

In conclusion, I suggest that, if approval of these requests is necessary for the developer to proceed with the proposed project, then such a development is not consistent with the policies of the City and will not assist the City in its overall objectives for commercial land uses.

Perhaps the proposed development is not appropriate within the context of the downtown commercial core of Brockville.

For your information, it is my intention to attend the Public Meeting scheduled for November 2.

I will be grateful if your office would keep me apprised of the status of this Application: for example, when it will be brought before City Council, and if it is adopted or refused.

Sincerely,



David Pound