
Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor D. Beatty
Councillor J. Earle
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Museum Board
Library Board
Arts Centre
Tourism

DISCLOSURE OF INTEREST

STAFF REPORTS

1. 2011-043-05
Proposed Amendments to the Official Plan and
Zoning By-Law 194-94
Lot 49, Part Lot "A" and Part of Waterlot in Front of Lot 49 and
Part Lot "A", Block 30, Plan 67, City of Brockville, County of Leeds
(119 Water Street West)
Owner: Brockville Landings Inc.
Agent: Darek Ledan

CONSENT AGENDA

3 May 2011

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE –
11 MAY 2011**

2011-043-05

**PROPOSED AMENDMENTS TO THE OFFICIAL
PLAN AND ZONING BY-LAW 194-94
LOT 49, PART LOT "A" AND PART OF WATERLOT
IN FRONT OF LOT 49 AND
PART LOT "A", BLOCK 30, PLAN 67,
CITY OF BROCKVILLE, COUNTY OF LEEDS
(119 WATER STREET WEST)
OWNER: BROCKVILLE LANDINGS INC.
AGENT: DAREK LEDAN
FILES: D14-147 AND 266-90**

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

RECOMMENDATION

1. **THAT** Amendment No. 90 to the Official Plan for the City of Brockville, to modify existing Policy 7.2.1.6 a) specific to lands described as Lot 49, Part of Lot A, and Part of the Water Lot in front of Lots 49 and A, Block 30, Plan 67, City of Brockville, County of Leeds, with municipal address 119 Water Street West to provide for the development of a 106 unit residential condominium building, be adopted.
2. **THAT** lands described as Lot 49, Part of Lot A and Part of the Water Lot in front of Lots 49 and A, Block 30, Plan 67, City of Brockville, County of Leeds, with municipal address 119 Water Street West be amended to R9-X2-3 Multiple Residential Site Specific Zone to permit a 106 unit multi-storey residential condominium building with a parking requirement of 1.08 spaces per unit.

PURPOSE

The purpose of this report is to provide recommendations for amendment to City of Brockville Official Plan and the City of Brockville Zoning By-law 194-94 respecting the property at 119 Water Street, Brockville.

BACKGROUND

Mr. Darek Ledan, acting as agent for Brockville Landings Inc., owner of lands described as Lot 49, Part Lot "A" and Part of Waterlot in front of Lot 49 and Part Lot "A", Block 30, Plan 67, City of Brockville, County of Leeds, known municipally as 119 Water Street West, has submitted applications for amendment to the Official Plan for the City of Brockville and Zoning By-law 194-94.

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Owners: Brockville Landings Inc.
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The subject land has been previously approved for 10-storey condominium building containing ninety (90) residential dwellings units. Site Plan Control Approval was granted by Council with the Site Plan Control Agreement executed on Dec.11, 2009. A building permit for footings, foundation and superstructure was issued Dec. 21, 2010.

The proposed amendments to the Official Plan and Zoning By-law for the City of Brockville would, if approved, allow the development of 119 Water Street West for a 10-storey condominium building containing one hundred six (106) residential dwelling units. The proposed amendment to the Official Plan would change a site specific policy (7.2.1.6 a)) to permit the number of residential dwelling units to be increased to one hundred six (106).

A concurrent application for amendment to Zoning By-law 194-94 has been submitted to modify the existing site specific zoning to permit an increase in the number of units from ninety (90) to one hundred six (106). An adjustment to the following zoning provision is also being sought: A reduction in the required parking from 1.25 spaces per unit to 1.08 spaces per unit.

ANALYSIS:

Site Characteristics:

The subject property is located on the south side of Water Street, west side of Henry Street. The location of the subject lands is indicated on the site plan attached to this report as **Schedule "A"**.

The subject lands are currently vacant. The site was most recently occupied by a furniture store operated under the name "Seaway Traders". The building was demolished in 1992 under Permit No. 92-344.

Site remediation has been completed, and a Record of Site Condition has been filed on the Environmental Site Registry (RSC 90118; Filed Oct. 28, 2011).

The following is a summary of dimensions of the site:

Total Area:	4,419.5 m ² (1.09 acres)
Frontage (Water Street West):	27.737 m (91.0 ft.)
Frontage (Henry Street):	152.18 m (499.3 ft.)
Average Depth:	176.78 m (580 ft.)

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Surrounding Land Use:

North: North side of Water Street West – designated Commercial Downtown, zoned C3C Waterfront Commercial Zone, occupied by older residential dwellings.

East: Brockville Museum - designated Institutional, zoned I1-General Institutional Zone. Lands to the south of the Museum are zoned C3E Waterfront Commercial, occupied by the Henry Street municipal parking lot, and Open Space which is part of the City's waterfront pathway system.

South: St. Lawrence River

West: South - Opposite side of Buell's Creek - Designated Open Space, zoned OS-Open Space Zone, occupied by the Brockville Yacht Club.

North – Designated Commercial Downtown, zoned C3C Waterfront Commercial Zone, occupied by "The Mill" Restaurant.

Public Participation

The application has proceeded through the normal review process. On 19 April 2011 a Public Meeting was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on 24 March 2011 and was circulated to property owners within 120 metres (400 feet) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of Application for Amendment to the Official Plan for the City of Brockville and to Zoning By-law 194-94. Comments from City Departments and affected agencies were also solicited.

A copy of the Site Plan is attached as **Schedule "A"**, along with photos of the site. Written comments received to-date are attached as **Schedule "B"** to this report, and the minutes of the Public Meeting are attached as **Schedule "C"**.

Provincial Policy Considerations:

A Provincial Policy Statement (PPS) 2005 has been issued under authority of Section 3 of the Planning Act. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. Section 3 of the Planning Act further directs that Council's decisions affecting planning matters "shall be consistent with" the Provincial Policy Statement. Not all policies in the PPS are relevant to the planning matter under consideration, and thus, only those relevant portions will be discussed in this report.

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Part V-Policies of the PPS sets out various policies which describe areas of Provincial interest. Given that the site is needing planning approvals such that a one hundred six (106) unit multi-storey condominium building may be constructed thereon, the policies in the PPS which are relevant to the planning matters under consideration are: Policy 1.1 Efficient Development and Land Use Patterns; Policy 2.1-Natural Heritage; Policy 2.6-Cultural Heritage and Archaeology; Policy 3.1 Natural Hazards; and Policy 3.2 Man-Made Hazards.

Policy 1.1 of the PPS has several references which are pertinent to the applications at hand. Paraphrasing from Policy 1.1, planning authorities such as the City of Brockville are to promote opportunities for intensification and redevelopment, including brownfield sites such as the subject property, where the necessary infrastructure and public service facilities are available. The capacity of the existing infrastructure is confirmed, as information provided later in this report will attest, and therefore the additional density requested in this application is consistent with the objective to encourage intensification and redevelopment.

Policy 2.1-Natural Heritage promotes the protection of natural features in the long term. This includes concerns with any development and site alteration which might affect fish habitat. The owner has had many meetings with staff of the Cataraqui Region Conservation Authority, and has been apprised of the necessity for approvals for any works which might have an impact on fish habitat adjacent to the site.

Policy 3.1 references Natural Hazards, including shorelines with potential erosion hazards, and areas where there may be potential for flooding. Since the subject property is on Buells Creek and the St. Lawrence River, and since the current application relates to development in this area, the matter was referred to the CRCA on multiple occasions. Upon review, the CRCA confirmed that they had no objections to the proposal as per a letter dated 26 April 2011.

Finally, Human-Made Hazards are addressed in Policy 3.2 of the PPS. This policy directs that remediation of contaminated sites take place to eliminate adverse effects. This site is considered a brownfields site, which necessitates that remediation take place prior to the issuance of a building permit. This remediation has taken place over the past year.

It can be concluded, therefore, that the proposed development would be consistent with the Provincial Policy Statement.

Current Official Plan Considerations:

The subject lands are currently designated Residential under the current and in-force Official Plan for the City of Brockville, and are located within Planning District No. 2.

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The amendments requested are addressed separately as follows:

a) Increased Dwelling Unit Count – 90 to 106 Units

The proposed amendment to the Official Plan would, if approved, allow the development of 119 Water Street West for a residential condominium building containing one hundred six (106) residential dwellings units. The proposed amendment to the Official Plan would change subsection 7.2.1.6 a), being a site specific policy which currently permits ninety (90) residential dwelling units.

Section IV, Sub-Section 4.1-Residential, identifies various residential goals and objectives which include: a variety of housing types; balance between ownership and rental accommodation and affordable housing to the residents; rehabilitation of existing units.

Section VII, Sub-Section 7.2 addresses policies applicable to Planning District No. 2, among which are various policies to “ensure the viability of the residential community” and to increase the residential component thereby supporting existing and future commercial growth and stability within the planning area. Specific reference to the encouragement of higher density residential development appears in Policy 7.2.1 2) which describes an area in the core and waterfront, including the subject property, as the focus for development of new, higher density residential uses.

The proposed development involves a vacant parcel of land which has been identified since 1990 (By-law 354-90) through the Official Plan and Zoning By-law 194-94 as being approved for high rise residential development. The current policy identified under subsection 7.2.1.6 a) allows for a ninety (90) unit building. The proposed addition of sixteen (16) dwelling units for a total of one hundred six (106) dwelling units builds on what has previously been approved in terms of increasing the residential component of the downtown area thereby supporting existing and future commercial growth and stability within the planning area.

The proposed development with sixteen (16) additional dwelling units is therefore consistent with general residential policies and policies for Planning District No. 2.

b) Decreased parking request:

Section 8.6 of the Official Plan outlines the parking policies, indicating that there should be adequate parking in the downtown area to meet the normal peak parking needs, and that the supply of off-street and on-site parking should be expanded within this area.

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The proposed development provides 114 off-street parking spaces for its residents or 1.08 spaces per unit. This amount of proposed parking is less than what is required by general standard under the Zoning By-law, which requires parking to be provided at a rate of 1.25 spaces per unit. The applicant has not provided a formal rationale in support of the requested reduction in parking, or justification as to whether 114 parking spaces would be adequate for this project.

Further analysis on the subject of parking adequacy appears later in this report. Clearly, the Official Plan suggests that adequate parking is required.

Proposed Official Plan Considerations:

The forthcoming but yet-to-be adopted Official Plan provides guidance on how to manage future growth, development, and change within the City of Brockville. However, it should be noted, however, that the proposed Official Plan has no status at this time, although the Downtown and Waterfront Master Plan and Urban Design Strategy, prepared in part as background to the new Official Plan, was adopted by City Council in December 2009.

The Final Draft of the City's Official Plan (August 2010) designates the subject property as "Downtown and Central Waterfront Area" and associated "Mixed-Use Node".

The Official Plan's goals are to creating a sustainable City in terms of health and vitality, that is economically viable and diverse, has high quality city services and amenities, and is well planned.

Section 2.3 outlines strategic planning themes that include a "Sustainable, Healthy, and Vital City – Objectives", "An Economically Strong and Diverse City", "A High Quality of City Services and Amenities", and "A Well-Planned Responsive City".

The proposed development concept achieves the above objectives. The project redevelops an existing, serviced, and underutilized lot within the urban area; revitalizes the Downtown and Central Waterfront Area by adding 106 new residential units to support local businesses and is located within walking distance of a number of amenities, services, and recreational and cultural facilities that meet residents' daily needs.

Section 3.2.3 indicates that the Urban Area will be the focal point of growth, development, and urban activities within the City. This area is to be prioritized as an area where growth will be promoted and directed within the City through redevelopment, infilling, intensification and other means.

Section 3.3.3 presents the green energy and green employment policies of the Official Plan. These policies call on the City to promote private renewable energy projects, and

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that the City may prioritize development applications that incorporate renewable energy projects.

The City has been advised that the proposed development includes a renewable energy component (geothermal heating and cooling) that will assist in reducing the residents' energy needs.

Section 3.4.1 outlines the governing urban design policies. Excellence in design that complements and enhances the existing urban fabric will be promoted. New development shall be consistent with the Downtown and Waterfront Master Plan and Urban Design Strategy.

The proposed concept has previously been approved and the Site Plan Agreement has been signed and executed. The proposal is for a change to the unit count and a reduction in parking only. The massing of the building, exterior construction details and site development features are not proposed to materially change except for that portion of the 3rd level of the building which will convert from parking spaces to residential units.

Section 3.5.1.1 addresses the supply of housing within the City of Brockville. These policies specify that residential growth should be encouraged to occur through intensification and infill development and provide a range of housing types and densities.

The proposed development is located within the Downtown and Central Waterfront Area, occurs on an existing site, and will diversify the housing types and densities within the neighbourhood, which currently includes a range of housing types and mixed use buildings. This specific building is designed to contain a mix of one- and two-bedroom units and one- and two-bedroom units with a den.

Section 3.5.1.2 outlines the City's policies to ensure that affordable housing is available. The City is to encourage affordable housing to be located in the Downtown and Central Waterfront Area, and by supporting increased densities in appropriate locations.

The proposed development currently does not contribute to the increase of the affordable housing stock. The developer has indicated that, while there will be a mix of unit types, the smallest unit designed within this complex will have an area of 92 sq. m. (990 sq. ft.), and thus cannot be priced within the range which is affordable (considered to be approximately \$200,000).

Section 4.2 states that the Downtown and Central Waterfront Area designation in Section 4.2.1 of the Final Draft Official Plan reflects the historical role of the 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

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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.

Section 4.2.3 states that high-density residential uses shall be permitted, including high-rise apartment buildings, apartment hotels, multiple-attached dwellings, and other similar medium- and high-profile residential buildings.

The subject property, located within the Downtown and Central Waterfront Area of the Plan directs the property to a maximum number of 10 storey's within the Skyline Development Area as identified on Schedule 2 Design Strategy – Downtown and Central Waterfront. This section of the plan also states that the development must be consistent with policies outlined in Section 3.2.4.3 which speaks to residential intensification. The proposal must among other things, be appropriately suited in the context of the surrounding neighbourhood; water, sanitary sewer services, and stormwater management must be able to accommodate the development; the road network needs to accommodate the increase in traffic; provide heights, massing and scale that is appropriate to the site; comply with appropriate urban design and built form policies of the plan and intensification shall be viable from a market perspective.

The proposal continues to be a 10 storey building and satisfies all of the criteria outlined within Section 3.2.4.3. In particular, it should be noted that there is sufficient sanitary sewer and water capacity to accommodate the development of the additional units, and no concerns were identified from a traffic perspective. Although the applicant/agent is not willing to address the issue of project viability, it can be assumed that efficiencies will be realized by increasing the number of dwellings available for sale within the 10 storey building envelope previously approved.

Section 4.2.3.9 iii) states that development proposals shall contribute to increasing the number of affordable housing units within the City, in accordance with Section 3.5.1.2, discussed previously in this report.

Section 5.2.3 outlines the parking management policies. All new development and redevelopment including the re-use of existing buildings shall be required to provide adequate off-street parking and loading spaces in accordance with the standards established in the Zoning Bylaw. All new development or redevelopment in the Downtown and Central Waterfront Area shall be encouraged to provide sufficient parking on-site to accommodate the proposed use. If such parking cannot be provided, the City at its discretion may collect cash-in-lieu. Efficient site design practices shall be promoted which focus on compact and accessible land development to minimize land consumption. Opportunities to provide alternative modal choices such as cycling, walking and transit shall be promoted to reduce parking demand.

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The proposed development concept includes 114 parking spaces - 95 indoor with an additional 19 located outdoors on the third level. The sufficiency of the parking proposed is addressed in the following section of this report.

Overall, a review of the proposed changes to this development project to provide for an increase in residential units reveals that there is general consistency with the goals, objectives and policy direction developed in the Official Plan pending approval.

Zoning By-law Considerations:

The subject land is currently zoned as R9-X2-3 Multiple Residential Site Specific Zone.

Proposed changes to the current zoning are discussed as follows:

1. Density – 90 Units to 106 Units:

Units	Area (Dry land area)	Density
90 Units	4,419.55 m ² (0.4419 ha.) 47,567.27 ft ² (1.09 acres)	203 units per hectare (83 units per acre)
106 Units	4,419.55 m ² (0.4419 ha.) 47,567.27 ft ² (1.09 acres)	240 units per hectare (97 units per acre)

By site-specific policy, the Official Plan establishes the maximum density at 90 units for this site, but this is requested to be increased to 106 units. Support for an amendment to this policy in the Official Plan to increase in the maximum permissible units to 106 would appropriately be implemented by amending the site-specific zoning on this site. None of the current zone provisions, some of which were previously varied by decision of the Committee of Adjustment respecting File A03/06, are required to be modified to accommodate the additional units on this site.

2. Reduction in the required parking:

Zoning By-law 194-94 establishes a general standard for minimum parking required for apartment buildings of 1.25 parking spaces per residential unit. This ratio would bring the requirement for this site to a total of 133 spaces for 106 residential units. The reduction proposed would see the ratio fall to 1.08 parking spaces per unit, bringing the total parking required for 106 units to 114 spaces.

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The proposed reduction in parking would permit one (1) parking space for each residential unit while maintaining an additional eight (8) spaces. The agent for the developer has not indicated whether these eight (8) spaces will be visitor parking or whether they will be made available for purchase by condo owners.

There was discussion at the EDP Public Meeting held on 19 April 2011 on the topic of the parking supply for this development. Specifically, EPD Committee Member and Councillor David Beatty requested calculations and vacancies pertaining to parking spaces for the surrounding condominium buildings. Staff has subsequently conducted a survey of the surrounding condominium buildings and found that many of the condominium buildings do not have vacancies in their parking areas except when condominium units are empty and tenants/occupants are vacationing. A full list of the multiple residential or condominium buildings within or close to the downtown core and their parking calculations is attached as **Schedule "D"**.

Additionally, staff has also compiled a list of properties where site-specific parking requirements have been established. This list, attached as **Schedule "E"** to this report, examined multiple dwelling types and indicates parking requirements ranging from 0.29 spaces per unit up to 1.1 spaces per unit. It is evident from this information that parking requirements of less than 1.25 spaces per residential unit have been accepted in the past on a site by site basis. Specifically, other condominium projects have been given approval with reductions to 1.1 spaces per unit (Tall Ships Landing) and 1.0 space per unit (Downtown West Condominium).

Parking is available in nearly public parking lots as follows:

Henry St.	28 spaces, with overnight parking permitted seasonally.
John St.	41 spaces, with overnight parking permitted.
St. Paul St.	72 spaces, with overnight parking permitted.

Existing on-street parking on Henry St. currently consists of three (3) parking spaces located on the east side of the street in front of the Brockville Museum. It has not been determined whether additional on-street spaces could be provided on Henry St. once this project is completed, but the narrowness of the street and clearance for boat launching might limit the potential to increase the on-street parking supply.

On balance, it seems reasonable to accept the request for a reduction in required parking to be available for this project, since 1.08 spaces per unit will provide sufficient parking for each unit developed plus eight (8) additional spaces. This ratio is very much in line with parking considerations given to other development projects.

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Comments Received and attached as **Schedule “B”**:

1. City of Brockville Fire Department - Fire Prevention Office

No concern at this time.

2. Brockville Police Services

No issues.

3. Steve Allen, Acting Supervisor, Environmental Service Department –

No concerns with the requested amendments, however, noted that there is an overall concern regarding the lack of on-street parking in the vicinity of the proposed development. “To lessen the parking requirements may add to the parking problems.”

4. Conal Cosgrove, Director of Operations

No concerns.

5. Sara Jane O'Neill, Environmental Planner, Cataraqui Region Conservation Authority-

As the development proposes no external changes other than windows and balconies, CRCA Staff have no objection to the proposed amendments.

FINANCIAL CONSIDERATIONS

All costs associated with the development of the property are the responsibility of the Owner.

The development falls within the Priority Area for the Downtown and Brownfields CIP's. A Redevelopment Funding Agreement has been executed to provide the developer with access to the tax increment incentive programs. The estimated \$5 million program assistance leverages a \$39 million investment in our downtown area which will in turn produce an estimated \$665,000 annual increase in municipal taxes.

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CONCLUSION

The requested amendment to the Official Plan would change subsection 7.2.1 6) a) being a site specific policy to permit the number of residential dwelling units permitted to be increased from the existing ninety (90) units to one hundred six (106) units for the subject property.

The requested amendments to City of Brockville Zoning By-law 194-94, as amended, would: modify the existing site specific zoning to permit an increase to the number of units to 106 units; and, a reduction in the required parking from 1.25 spaces per unit to 1.08 parking spaces per unit.

The proposed development is consistent with policies contained within the Provincial Policy Statement.

Based on the previous discussion, the proposed changes to the Official Plan and to Zoning By-law 194-94 represent good planning, and are supportable. Recommendations for approval are provided. Official Plan Amendment No. 90 has been prepared for adoption by Council, as has a by-law to amend Zoning By-law 194-94 consistent with the recommendation contained herein.


Maureen Pascoe Merkley, MCIP, RPP
Director of Planning


Andrew McGinnis, B.URPI
Planner II


B. Casselman
City Manager

[illegible]



SCHEDULE "B" to Report D14-147 and 266-90



MEMO



DATE: March 28, 2011

MEMO TO: Lorraine Bagnell, Planning Department

FROM: Randy Burke, Chief Fire Prevention Officer

RE: 119 Water St. W. – Application for Official Plan and Zoning By-law Amendment
File No. D14-147

After reviewing the file for the above proposed project, please be advised that the Brockville Fire Department has no fire safety concerns at this time.

A handwritten signature, likely of Randy Burke, consisting of a stylized 'R' and 'B'.

RB/lm

Copy to: Greg Healy, Fire Prevention Officer



Lorraine Bagnell

From: Scott Fraser [sfraser@brockvillepolice.com]

Sent: March 25, 2011 11:25 AM

To: Lorraine Bagnell

Subject: 266-90 D14-147 - 119 Water Street

No issue with police.

Scott

Brookville Police

Inspector Scott Fraser

Operations

Desk (613) 342-0127 Ext- 4234

Facsimile (613) 342-4417

sfraser@brockvillepolice.com

www.brockvillepolice.com

2269 Parkedale Avenue

PO Box 2050

Brockville, ON K6V 3G9

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Please consider the environment before printing this email on paper.

Memorandum



File No. D14-147 & 266-90

Date: April 11, 2011

To: Lorraine Bagnell
Administrative Coordinator - Planning

From: Steven Allen, C.E.T.
Engineering Technologist

Subject: **Applications for Official Plan and Zoning By-Law Amendments.**

The Environmental Services Department has reviewed the application for zoning amendments for by-law 194-94; 119 Water Street West to increase the number of residential units from 90 to 106 and the number of overall parking spaces remaining at 115. This is a change in the parking rate per unit of 1.25 to 1.08.

We do not have any concerns with this request but draw attention to the general location, there is an overall concern for the lack of on street parking in this vicinity. To lessen the parking requirements may add to the parking problems.

sea:SEA

MEMORANDUM



OPERATIONS DEPARTMENT

Date: April 7, 2011

File No. D01-01

To: Lorraine Bagnell
Administrative Coordinator – Planning Department

From: Conal J. Cosgrove
Director of Operations

Subject: Applications for Official Plan and Zoning By-law Amendments
119 Water Street West

The Operations Department has no objections to these applications.


CJC/jw



CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0

Phone: (613) 546-4228 Fax: (613) 547-6474

E-mail: crca@cataraquiregion.on.ca Website: www.cataraquiregion.on.ca

April 26, 2011

Sent by E-Mail

Mr. Andrew McGinnis, Planner II
City of Brockville
One King Street West
P.O. Box 5000
Brockville, ON K6V 7A5

Dear Mr. McGinnis:

**Re: Application for Amendments to the Official Plan and Zoning By-Law 194-94 for the
City of Brockville
119 Water Street West
File Nos. 266-90 & D14-147**

The proposed amendments to the Official Plan and Zoning By-law for the City of Brockville would allow the condominium development at 119 Water Street West to contain 106 residential units and 114 parking spaces. The current site specific policy allows for a maximum of 90 residential units.

It is the understanding of staff that the proposed amendments alter the interior layout of the building only (plus additional balconies) and will have no affect on the exterior grounds or footprint of the building. As such, staff have no objection to the proposed amendments. Please inform this office in writing of any decisions made with respect to these applications.

Should you have any questions, please contact the undersigned.

Sincerely,

Sara Jane O'Neill *BScH, MEdes*
Environmental Planner



SCHEDULE "C" to Report D14-147 and 266-90



Public Meeting Economic Development & Planning Committee

Tuesday, April 19, 2011, 6:00 p.m.

City Hall, Council Chambers

COMMITTEE MINUTES

Roll Call

Committee Members:

Councillor M. Kalivas, Chair

Councillor J. Baker

Councillor D. Beatty

Regrets:

Councillor J. Earle

Mayor D. Henderson, Ex-Officio

Others:

Councillor J. Fullarton

Councillor M. McFall

Staff:

Ms. D. Livingstone Millar, Deputy Clerk (Recording Secretary)

Mr. A. McGinnis, Planner II

Ms. S. Seale, City Clerk

Councillor Kalivas, Chair, called the meeting to order at 6:07 p.m

ITEM

2011-041-04

1. Proposed Amendments to the Official Plan and Zoning By-law 194-94 Lot 49, Part Lot "A", and Part of Waterlot in front of Lot 49 and Part Lot "A.", Block 30, Plan 67
City of Brockville, County of Leeds (119 Water Street West)

Moved by: Councillor Baker

THAT Report 2011-041-04 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 for recommendation to Council.

CARRIED

Councillor Kalivas, Chair, announced the Public Meeting.

Mr. McGinnis, Planner II, announced that Notice of the Public Meeting for Staff Report No. 2011-041-04 was given in the Recorder and Times Newspaper on March 24, 2011, and a notice was sent to surrounding property owners within 400 feet of the subject property and a sign was placed on the property.

Councillor Kalivas reviewed the procedures for the Public Meeting

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

Councillor Kalivas called on the Planner to explain the purpose of the Public Meeting and the nature of the application.

Mr. McGinnis, reviewed the proposed amendment to the Official Plan and Zoning By-law 194-94.

The following persons spoke in support of the proposed amendment:

Mr. Darek Ledan, 101 Water Street, Brockville, ON, Agent for the owner of 119 Water Street West, Brockville.

Mr. Ledan began his presentation referring to the previous approval of site specific zoning for the property. Current zoning approves 90 units. The developers are now asking for 106 units. Historically, the water front was used for light or heavy industry. The last 4 years have been spent cleaning up the property. Previous developers were unsuccessful in remediation. Brockville Landings started the process in 2009 and obtained a Record of Site Conditions from Ministry of the Environment in 2010. The previous building design does not meet the demand of the buyers or the criteria of the owners. Architects and engineers have a proposal to use the same footprint of the building. The height and footprint and exterior of the building are not changing. Interior design of the building is changing providing 16 additional units in the same amount of space making the units more affordable. The current economic situation makes it more palatable to purchasers. Original third floor parking area is now used for additional units resulting in fewer parking spaces. Mr. Ledan is requesting the EDP to consider the application recognizing that the footprint and size of the building are the same. The parking will be accommodated.

Mr. Ledan displayed drawings and commented on the illustrations specific to size and design and noted that parking area is very low in elevation.

Chair Kalivas then opened the floor to the Committee for questions.

Councillor Beatty inquired whether there are balconies on each unit to which question was answered in the affirmative.

The following persons spoke in support of the proposed amendments:

Mr. Byron Boone, 16 St. Andrews St., Brockville, K6V 2X2

Mr. Boone has resided in his property for 16 years which is located close to the Harbourview. He would like to comment that the parking requirements may be too onerous and that there have been approximately 10 vacant parking spaces within the Harborview parking lot. Reasons could be that people enjoy living downtown without a car and that residents who are seniors may not have cars. Mr. Boone suggested finding out what the vacancy rates are in nearby developments.

The following persons spoke in opposition of the proposed amendments:

Ms. Hannelore Walther, 33 Edward Street, Brockville, K6V 5K3

Ms. Walther is happy the building footprint will not change but is concerned with the Official Plan Amendment and would like to ensure parking is adequate for all units. Ms. Walther is not sure when EIT property will be cleaned up and if that site is possible for parking. If the topic is being discussed again, consideration should be given to the number of affordable housing units in this building as well as LEED standards within the building.

The following people made comments regarding the proposed amendments:

Bonnie Burke, Director of Brockville Museum

1. Museum 30th Anniversary. Exhibits and activities taking place on the property. The museum staff appreciates Mr. Ledan letting them know what was happening with the property and asks that the communication continue.
2. The Board of Management and Friends of the Museum put together a report on parking lot which has been brought to Council previously. It is asked that Council review again before a decision is made.

Mr. Ledan addressed the concerns:

The EIT site will be cleaned before the boating season starts. The developers have had many discussions with City staff and are working closely to resolve parking issues. With regard to affordable housing, it was not considered within this development. It is noted that the Trinity Church development will provide affordable housing units. Brockville Landing does not want to compete with the other developers within the City.

Councillor Baker: Through the Chair, following Mr. Boone's suggestion, has staff canvassed area condominiums to find out their parking vacancy utilization rates? Each condo development is different.

Chair Kalivas: Direction to find out the vacancy rates and what was approved for each development versus what is used today.

Councillor Baker asked the developers thoughts with respect to LEED standards. Mr. Ledan answered that although not built to LEED standards, the development uses geothermal heating and cooling with no air conditioning units, no gas emissions and huge cost savings.

Ms. Walther addressed the developer to ensure the canvassing of parking needs to be consistent in types of condos and the type of people.

Mrs. Walther inquired about the projected completion date and in order to mitigate parking would a VRTUCAR be considered. Mr. Ledan responded that completion will depend on approvals. Construction can take 18 months.

Councillor Kalivas closed the public meeting. (6:50pm)

Attachments to minutes

- Request for Information form

REQUEST FOR INFORMATION

Planning Applications under the Planning Act

Subject Property: 119 Water Street West File No(s): 266-90 - D14-147

NAME	ADDRESS (Include Postal Code)	CONTACT NUMBERS (home, work, cell, email)				INFORMATION REQUESTED		
		Home:	Work:	Cell:	Email:	Public Meeting Minutes	Planning Report	Notice of Adoption
Peter Lewis	466 Kivik w Broad K6V3T1	613-342-3111						
Hannelore Walther	33 Edward St. Brockville, K6V5K3	341-8810						
Brockville Museum								

SCHEDULE "D" to Report D14-147 and 266-90

City of Brockville Private Parking Lot Survey

Downtown Multi-Residential Buildings

Building Name and Address (Superintendent & phone number)	# of units	# of resident parking spaces	Avg vacant spaces/month	# of parking spaces approved on SPCA
Marrianna Residence 19 Clarissa St Senior starting at age 60	45	15	Short use Leon's with permission short 3/4	14
Harbouriew 3 Apple St	72 6 units empty at time of survey	25 in/44 out	Current vacancies due to vacant units	Original Agreement speaks to 90. Drawings can't be found
The Boardwalk 9&11 Broad St	24 - Res 24 - Business	28 - Res 6 - Business	0 – Only when people are down- south	34 Spaces. 50 approved through cash-in-lieu
Ormond Place 274 Ormond St	39	39	0	55
Buell Fitzsimmons House 80 Water St W	82	17	Avg 7/mth on waiting list	No SPCA with this property
The Executive 55 Water St E	81	85 + 5 Guest Parking Spaces Outside	0	91
Marguerita Residence 48 Church	79	32	Short 5/6 – converted 2/3 visitor spaces to resident parking	35

SCHEDULE "E" to Report D14-147 and 266-90

SITE-SPECIFIC PARKING REQUIREMENTS OR RATIOS Taken from Zoning By-law 194-94, as amended

May 2011

LOCATION/ADDRESS	PARKING REQUIREMENT OR RATIO	PERMITTED USE
86-88 George St.	1 space per unit	Semi-detached dwelling
69 King St. E	2 spaces	1 apt. unit + 6 room rooming house
6 Court Terrace	1 space per unit	3 apt. units or 2 apt. units + main floor business office
10 John St.(Downtown West)	1 space per unit	26 unit condo
33 Pearl St. W.	1 space per unit	4-plex
31 Pearl St. W.	4 spaces	4-plex
6 Broad St. (Tall Ships Landing)	1.1 spaces per residential unit	Mixed use condo to be built in 3 phases