



**Public Meeting  
Economic Development &  
Planning Committee**

Tuesday, November 02, 2010, 6:00 P.m.  
City Hall, Council Chambers

***COMMITTEE MINUTES***

---

**Roll Call**

**Committee Members:**

Councillor J. Baker, Chair  
Councillor M. Kalivas  
Councillor S. Williams  
Mayor D. Henderson, Ex-Officio

**Others:**

Councillor

**Staff:**

Ms. T. Brons, Administrative Coordinator, Clerk's Office (Recording Secretary)  
Mr. J. Faurschou, Planner I  
Ms. M. Pascoe Merkley, Director of Planning  
Ms. S. Seale, City Clerk

**Others:**

The Chair called the meeting to order at 6:00 p.m

---

**ITEM**

**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**

Councillor J. Baker, Chair announced the Public Meeting.

Ms. M. Pascoe-Merkley, Director of Planning, announced that Notice of the Public Meeting for Staff Report 2010-144-11 was provided in the Recorder and Times Newspaper on October 7, 2010, a notice was mailed out to surrounding property owners of the subject property and a sign was posted on the subject property.

Councillor Baker 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 Baker provided an overview of the Public Meeting procedures and the nature of the application.

Ms. M. Pascoe-Merkley, Director of Planning, provided an overview of the Application for Zoning By-Law Amendment filed by Richard Harrison of David McManus Engineering, acting on behalf of Colonnade Development Incorporated, who represent Scott Hillhorst, the owner of lands described as Part 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).

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.

Ms. M. Pascoe-Merkley noted the potential issues for discussion as:

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.

**The following persons spoke in support of the proposed amendments:**

Mr. Richard Harrison, 393 King Street West, Brockville, ON, K6V 3S7

The Applicant, Mr. Harrison of David McMannus Engineering, representative of Owner Scott Hilhorst (c/o Kirkpatrick-Colonnade Development Inc.) provided an overview of the application.

Mr. Harrison indicated that most buildings in the downtown core do not meet the parking standards set out by the City and noted that most small municipalities in Ontario struggle with parking issues. The applicant noted that other Shoppers Drug Mart facilities with similar sized facilities were canvassed and reported that they have proven to operate without problems.

Mr. Harrison commented that the proposed full service, King Street location Shoppers Drug Mart would promote economic growth in Brockville. The applicant commented that he feels that from a functional aspect, the application does not offend the Official Plan and would provide a good use for the site.

The applicant indicated that in an effort to comply with the Official Plan and the height

requirements contained therein, the design of the building incorporates the appearance of a second floor, with a non-functional second floor.

Mr. Harrison also noted that one loading space would meet the needs of the pharmacy.

Councillor Baker, Chair, asked the Applicant to explain the reasoning behind spending money to create the appearance of a second floor rather than actually building an actual second floor. Mr. Harrison indicated that the developer is trying to balance the project and that the economic return of having rental space on additional floors would not provide a reasonable return. The applicant added that he feels the proposed plan satisfies the guidelines and is less costly to build.

Councillor Baker asked about the proposed material to be used on the exterior of the King Street building. The applicant indicated that the design of the building is meant to mirror the development that already exists on King Street and the plan is intended to make the new building disappear onto King Street.

Councillor Kalivas asked if the comparables made concerning parking considered stand alone Shoppers Drug Mart pharmacies. Mr. Harrison indicated that most of the comparables were made with stand alone stores.

Councillor Kalivas questioned the amount of parking spaces behind the current King Street Shoppers Drug Mart. It was indicated that more parking would be available with this project..

Councillor Kalivas asked what number of parking spaces the surrounding buildings currently have, for example, the TD Canada Trust Building. It was indicated that the requirements are less than 37 parking spaces.

Councillor Williams asked if Apple Street was being considered as a possible exit/entrance. The applicant noted that there is an opportunity for this, but has not been discussed as the owner's land on Apple Street is not for sale at this time.

Councillor Williams questioned the allotment of crawl space in the drawing and asked why this space is not being considered for storage space. The applicant noted that that part of the crawl space will be used for loading to bring the product up to the floor.

Councillor Baker asked the Director of Planning to explain why the proposed building requires 2 loading spaces. M. Pascoe Merkley noted that the City Zoning By-Law requires the 2 loading spaces due to the size of the building.

**The following persons spoke against the proposed amendments:**

Hannelore Walther - 33 Edward Street, Brockville, ON K6V 5K3

Ms. Walther noted that she is not opposed to the proposed building in principle but she is opposed to the loss of parking and the footprint of the building. Ms. Walther asked if there was a particular reason why the building had to be so broad and suggested that the building be not as deep to allow for more parking spaces. Ms. Walther commented that as more development occurs in the downtown/waterfront areas more parking will be required.

Mr. Harrison noted that he is not aware of any pharmacies with a second floor and the floor plan being proposed is being used across the country. Mr. Harrison also commented that even if the building were to have a second floor there would still be a problem with parking spaces.

Mr. Doug Grant - 8 Orchard Street, Brockville, ON, K6V 2J3

Mr. Grant noted that he is not opposed to the development but would like it to be more acceptable to Brockville standards and commented that the Official Plan requires that special treatment be given to King Street properties.

Mr. Grant stated that the drawings presented at tonight's public meeting should have been printed in the newspaper for the public to see.

Mr. Grant suggested creating underground parking spaces and commented that he feels people would love to live on the second and third floors.

Mr. Grant commented that he feels the proposed false second floor does not meet the standards of downtown Brockville. Mr. Grant noted that streetscape is very important to the City of Brockville and the one-storey buildings that do exist in Brockville are disliked by the community and commented that there is only one main street in Brockville and it should be considered to be the jewel of the City.

Raul Cirne, 49 Fairway Crescent, Brockville, ON, K6V 3V1

Mr. Cirne noted that he has concerns with the quality of the report being considered for the proposed amendment and commented that the exact size needs to be known before making a decision.

Colin Williams, 43 Pineview Road, Brockville, ON, K6V 6K3

Mr. Williams commented that he would like to see a taller building with upper floor residential units with smaller units on the second floor and up-scale units above that.

Mr. Henry Noble, 404 Queesnsgrrove Road, Brockville, ON, K6V 5T3

Mr. Noble commented that he has difficulty understanding the logic of moving the Shoppers Drug Mart across the street which would then create a vacant building on the one side of the street. Mr. Noble indicated he does not feel that at this point in time it is good for the City to approve this type of development.

Mr. Noble indicated the proposed development would only add to the strain that already exists with the current parking in the area.

Mr. Noble stated that he would like a guarantee from the Applicant, that if the rules are changed for the development then the promises of the developer are kept and not changed. He continued to add that the piece of property in question is very valuable and in another few years times will have changed in Brockville therefore he does not feel that the City should be rushing into this.

Mr. Noble also commented that if the building is built without adequate parking, the parking would spill over onto the streets.

Councillor Baker requested clarification of the Director of Planning with respect to the building height requirements, parking reduction and loading spaces. M. Pascoe-Merkley, Director of Planning reiterated that as long as the developer complied with the height requirements the only concern remaining would be parking and noted that the height requirement is measured in meters not the number of stories.

Mr. Harrison commented that he is of the opinion that the parking standards in Brockville are reflective of suburban standards rather than urban. Mr. Harrison further commented that the proposed amendments, if approved, would not be subject to further change by the developer.

Councillor Baker asked Mr. Grant if he would prefer the appearance of a taller building with a gap in between the next building, or a longer building which is not as high. Mr. Grant noted that he feels the City needs to complete research on ideas on how to protect heritage and recommended the City take time to find out what the people of Brockville want.

Ms. M. Pascoe-Merkley, Director of Planning noted that the Applicant has requested that staff provide this report to the existing Council and have requested that this application be taken directly to the next meeting of Council.

Mayor Henderson commented that the correct protocol set out by the Planning Act has been followed with respect to this application.

Councillor Baker, Chair, noted that this Application will be brought back to the Economic Development and Planning Committee with intentions of forwarding it to the Council meeting of November 23, 2010.

Moved by: Councillor Kalivas

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.

CARRIED

The meeting adjourned at 7:30 p.m.