



## Economic Development and Planning Committee

Tuesday, October 3, 2017, 6:00 pm  
City Hall, Council Chambers

### Committee Members

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

### Areas of Responsibility

Economic Development  
Planning  
Chamber of Commerce  
DBIA  
Heritage Brockville

Economic Development  
Advisory Team  
Museum Board  
Library Board  
Arts Centre  
Tourism

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## ***PUBLIC MEETING AGENDA***

### **Report**

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1. 2017-100-10  
Proposed Amendments to the Official Plan  
and Zoning By-law 050-2014,  
100 Strowger Blvd., Apex Building,  
City of Brockville, Owner: Apex Logistics Inc.,  
Agent: Collett Surveying, Brent Collett

*THAT Report 2017-100-10 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EDP) at a future meeting.*

25September2017

# REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 3 OCTOBER 2017

2017-100-10

PROPOSED AMENDMENTS TO THE  
OFFICIAL PLAN AND ZONING BY-LAW  
050-2014, 100 STROWER BOULEVARD,  
APEX BUILDING, CITY OF BROCKVILLE

D. DICK  
DIRECTOR OF PLANNING (Acting)  
ANDREW MCGINNIS  
PLANNER II

OWNER: APEX LOGISTICS INC.

AGENT: COLLETT SURVEYING, BRENT COLLETT

FILES: D09-08 AND D14-024<sub>(050-2014)</sub>

## RECOMMENDATION

THAT Report 2017-100-10 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EPD) at a future meeting.

## PURPOSE

To provide information for purposes of conducting a Public Meeting under the Planning Act respecting Application for Amendment to the Official Plan for the City of Brockville and Application for Amendment to City of Brockville Zoning By-law 050-2014.

## BACKGROUND

On 28 August 2017, Mr. Brent Collett, acting as Agent for APEX Logistics Ltd., Owner of 100 Strowger Boulevard, filed applications for amendment to City of Brockville Official Plan and to the City of Brockville Zoning By-law 050-2014, which, if approved, would permit the subject lands to be used for a "Place of Worship". The lands which are the subject of the application are located on the west side of Strowger Boulevard, south of Central Avenue, north of Hubbell Street, as shown on **Schedule "A"** attached hereto. A proposed plan of the existing building is attached as **Schedule "B"** depicting the space to be occupied by the Place of Worship.

The subject lands are currently occupied by a large industrial building containing, Warehousing, Light Industrial, Business and Professional Offices, a Clinic, Medical Offices and associated Pharmacy. **Schedule "C"**, attached to this report is a description of the proposed project by the applicant, Mr. Brent Collett. **Schedule "D"** is a letter provided to Council by Mr. Don Heron, Facility Chair/The Pier Christian Church, outlining the current situation and operation of The Pier.

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Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014

100 Strowger Boulevard

Owner: APEX Logistics

Applicant: Collett Surveying – Brent Collett

Files: D09-08 and D14-024(050-2014)

## ANALYSIS

### Zoning and Official Plan Information:

Official Plan Designation:	Employment Area subject to Significant Woodland Policies and the Cataraqui Region Conservation Authority Screening Area Policies.
Proposed OP Amendment:	Employment Area - Site Specific, subject to Significant Woodland Policies and the Cataraqui Region Conservation Authority Screening Area Policies.
Existing Zoning:	E2-3 – General Employment Special Exception Zone
Proposed Zoning:	E2-3 – General Employment Special Exception Zone to permit a Place of Worship in addition to uses already currently permitted.

### Site Characteristics:

Total Area:	48.9 ac
Frontage – Strowger Blvd:	329.4 m
Frontage – Central Ave.:	320.4 m
Frontage – Hubbell Street:	345.0 m

The subject lands are currently occupied by a large industrial building containing, Warehousing, Light Industrial, Business and Professional Offices, a Clinic, Medical Offices with associated Pharmacy and Parking. Photos of the subject property are attached as **Schedule "E"**.

### Surrounding Land Use:

North-East:	Lands to the immediate north are zoned E2 – General Employment Zone and occupied by the Upper Canada District School Board.
North (across Central Ave.):	Lands located north (across Central Avenue) are zoned E2 – General Employment Zone and occupied by a variety of Employment uses.
South: (across Hubbell Street)	Lands to the south are zoned E2 – General Employment and occupied by Career Services and the CN Tracks.
East: (across Strowger Blvd.)	Lands to the east are zoned OS – Open Space Zone and R3 – General Residential Special Exception Zone (new single detached dwellings for Habitat for Humanity).
West:	Lands to the west are zoned E2 - General Employment and occupied by CRS – Contractors Rental Supply.

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Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014

100 Strowger Boulevard

Owner: APEX Logistics

Applicant: Collett Surveying – Brent Collett

Files: D09-08 and D14-024<sub>(050-2014)</sub>

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Comments Received are summarized below:

1. Sandra MacDonald, City Clerk, Clerks Office
  - No concerns with regard to this application.
2. Brent Caskenette, CBO, Building Services Division, Planning Department:
  - No comments or concerns regarding the noted amendments.
3. Steve Allen, Supervisor of Engineering, Environmental Services Department:
  - Not opposed to the application.
4. Conal Cosgrove, Director of Operations, Operations Department:
  - No comments with respect to this application.
5. Ministry of Transportation, Stephen Kaputsa MCIP, RPP
  - No concerns unless this is a mega church that will have services daily. If so, we will enact the 800 metre permit control area.
6. Hydro One, Local, Erin Hendricks
  - No objections to the proposed scope of work.
7. Enbridge – North York, Alice Coleman – Municipal Planning Coordinator
  - No objection to the proposed applications.

Potential Issues for Discussion:

1. Appropriateness of the requested Official Plan Amendment to permit a Place of Worship within the Employment Area.
2. Appropriateness of the requested Zoning By-law Amendment to permit a "Place of Worship" within the General Employment Area Zone.
3. Proposed size and location of the Place of Worship. Should it be limited to within the existing building only?

**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 which will include review and consideration of policies that are relevant to the requested amendments.

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Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014

100 Strowger Boulevard

Owner: APEX Logistics

Applicant: Collett Surveying – Brent Collett



Files: D09-08 and D14-024<sub>(050-2014)</sub>

## FINANCIAL CONSIDERATIONS

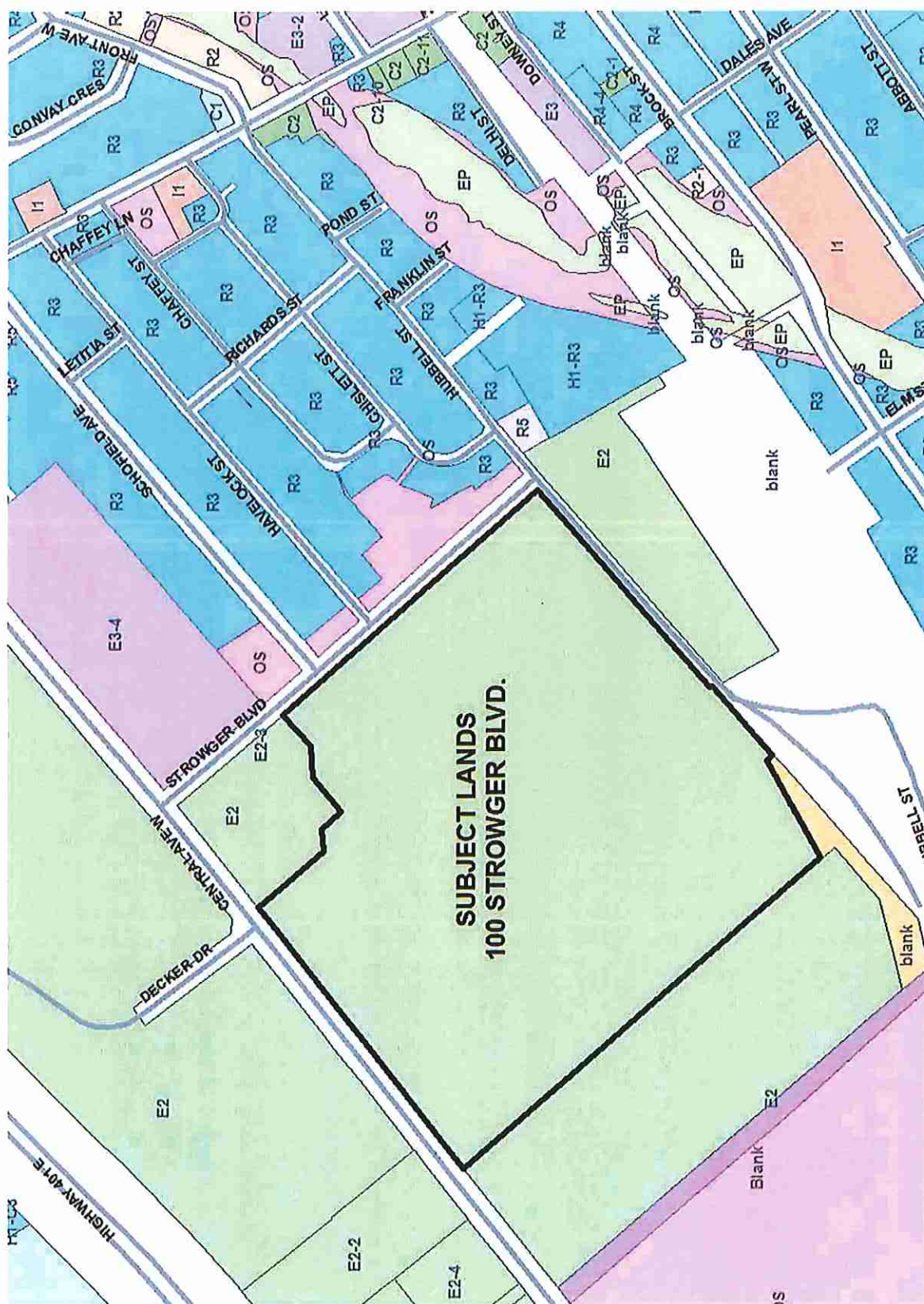
A complete application for Amendment to City of Brockville Official Plan and Amendment to the City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. Any additional costs relating to the re-designation, rezoning and interior renovations to the existing building is the responsibility of the owner.

## CONCLUSION

A Report on this matter, including a detailed analysis of the proposed amendments, 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.

  
\_\_\_\_\_  
David Dick, CPA, CA  
Director of Corporate Services and  
Director of Planning (Acting)  
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Andrew McGinnis, MCIP, RPP, Dipl.M.M.  
Planner II  
\_\_\_\_\_  
B. Casselman  
City Manager

**SCHEDULE "A" TO REPORT 2017-100-10**



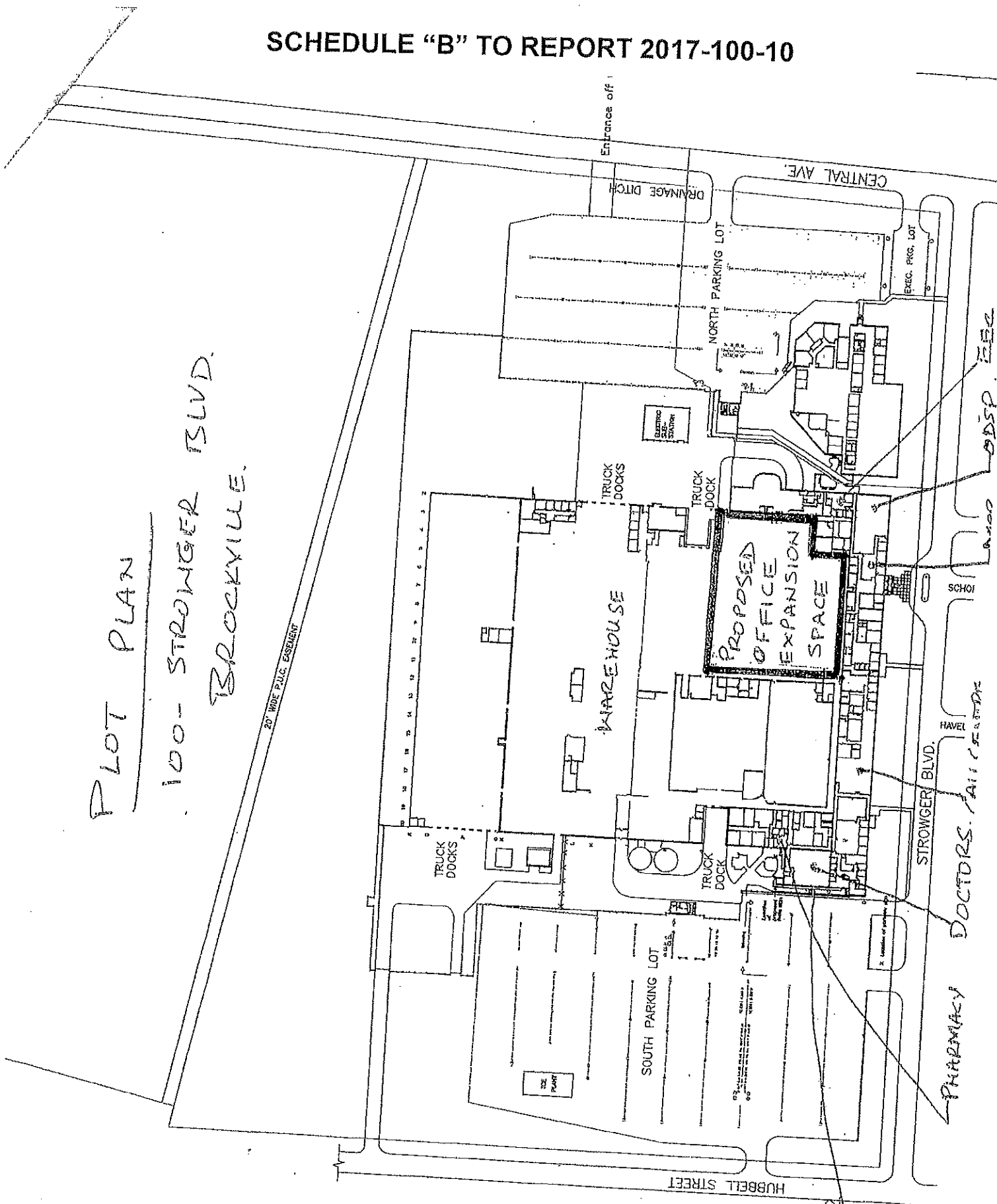


# SCHEDULE "B" TO REPORT 2017-100-10

PLOT PLAN

100- STROWGER BLVD.  
BROCKVILLE.

20' WIDE P.U.C. EASEMENT



2nd Floor  
LEWARK  
HEALTH  
UNIT.



## SCHEDULE "C" TO REPORT 2017-100-10

ONTARIO LAND SURVEYORS

W. Brent Collett, B. Sc. O.L.S.

51 King St. E., Suite 205  
P.O. Box 121  
Brockville, Ontario K6V 5V2

(613) 342-2611  
1-800-267-4433

E-mail: [ols@collettsurveying.on.ca](mailto:ols@collettsurveying.on.ca)

August 28, 2017

City of Brockville  
1 King Street West  
Brockville, On K6V 7A5

Attention: Andrew McGinnis

Dear Sir:

RE: Apex Logistics & The Pier Christian Church  
Official Plan & Zoning Amendment Applications

Mr. Jag Chawla, the owner of 100 Strowger Blvd in Brockville has submitted an application for Certificate of Zoning Compliance to ensure all proposed tenants comply with the zoning. After receiving the results, it was determined by the City that all potential tenants that were listed were in compliance except for one being The Pier Christian Church. Within the existing Official Plan a Place of Worship is not allowed. The definition of Place of Worship means "a building dedicated to religious worship".

The proposed renovations within the overall 450,000 square foot building is just over 10% of the building, being 53,000 square feet. The proposal for The Pier Christian Church is to rent approximately 1,000 square feet of office space and to rent a multi-purpose common space that would be setup like an auditorium. This auditorium space would have the ability to be divided into smaller sections depending on the square footage requirement of the tenants request. The Pier Christian Church would like to use this space on Sunday mornings for Church when other agencies would not be using it.

Is it by definition, "a building dedicated to religious worship", when it is less than 3% of the total square footage of the overall building and that 3% of the space is only being used by the Church on Sunday mornings for three (3) hours being close to 2% of the possible time this multi-purpose space would be used through the week by other tenants which include evenings?

We do not consider the space being applied for in this application to be considered "a building dedicated to religious worship"; however, we are wanting to be sure that The Pier Christian Church is in compliance with the Official Plan and Zoning By-Laws.

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Apex Logistics & The Pier Christian Church  
August 28, 2017

In contrast to this proposal, you see in many Cities churches that purchase empty industrial buildings and convert them over to church buildings. This has been well received and functions great in an industrial area since the concentrated activity at the Church is when most places are closed on Sunday morning. Industrial buildings are being utilized because the demand for manufacturing in large industrial buildings is less. Also, it is an existing building that has large open spaces with no columns and lots of parking which is the prefect scenario for a Church.

I believe that this application is good planning for the City of Brockville. It provides the owner with another tenant with very little upfront cost that will only provide a positive impact to a large industrial space.

Please find enclosed the Official Plan Amendment Application and the Zoning Amendment Application for 100 Strowger Boulevard along with our client's letter of August 18, 2017. We are also enclosing our cheque for \$3,475.

Yours truly,

COLLETT SURVEYING LTD.

A handwritten signature in dark ink, appearing to read 'WBCollett', is written over the printed name.

W. Brent Collett, B.Sc., O.L.S.  
Ontario Land Surveyor

WBC\cm  
Encl.

**SCHEDULE "D" TO REPORT 2017-100-10**

the pier

P.O.Box 157 Brockville On. K6V 5V2 (613)498-7729

August 18, 2017

Please be advised that Mr. Brent Collett has been asked to represent The Pier Christian Church in an official capacity with regards to this application and all other related matters.

The Pier Christian Church has been open here in Brockville for the last ten years. We are a congregation that is active in our community not only on Sundays but throughout the week. You may already be aware of our lunch program that operates out of 25 Front St. and shares an area with Loaves and Fishes who provide a dinner. We also run the Brockville River Club and various other programs throughout the year.

Our Sunday service is an important part of our ministry; however we place greater importance on giving back to our community by offering practical services that help a variety of our population.

As chairman of The Pier facility committee, I wish to let you know that it is our desire to be located at 100 Stowger Blvd. We are presently operating out of three different locations. 1) 51 King St. East - offices and small meetings. 2) 25 Front Ave. - daily noon hour feeding and social program and 3) The Brockville Art Centre - Sunday morning service.

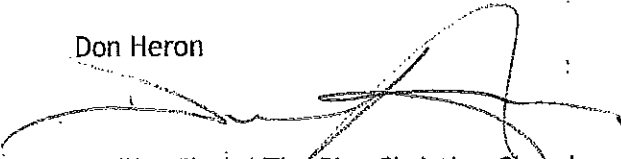
The Stowger Blvd location would allow us the opportunity to move our offices to this location plus our Sunday morning service could be accommodated in a multi-function room at the same location. This would give us a permanent home for Sundays mornings as frequently there are other activities at the Brockville Art Centre which cause us to have to relocate our services. Also because BAC has no available storage space for us, we are required to move our equipment in and out every Sunday. This would all be resolved with this new location.

The Pier Christian Church is very excited about this new opportunity and we feel that it will allow us the chance to serve our city even better.

Due to the nature of the work that The Pier does in our community as a charitable organization, we would also request that the city be so generous as to reimburse our application fee for this rezoning process.

Thank you for your careful consideration of this matter.

Don Heron



Facility Chair/ The Pier Christian Church

## SCHEDULE "E" TO REPORT 2017-100-10



