

COMMITTEE MINUTES

Roll Call

Committee Members:

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor D. Beatty
Councillor J. Earle

Regrets:

Mayor D. Henderson, Ex-Officio

Others:

Councillor D. LeSueur
Councillor L. Bursey

Staff:

Mr. E. Bays, Planning Associate
Mr. J. Faurschou, Planner I
Mr. A. McGinnis, Planner II
Ms. M. Pascoe Merkley, Director of Planning
Ms. S. Seale, City Clerk (Recording Secretary)

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

ITEM

2011-004-02

1. Proposed Zoning By-Law Amendment
31 Pearl Street West, Brockville

Moved by: Councillor Beatty

THAT Report 2011-004-02 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.

CARRIED

Councillor Kalivas, Chair, announced the Public Meeting.

Mr. McGinnis, Planner II, announced that Notice of the Public Meeting for Staff Report No. 2011-004-02 was given in the Recorder and Times Newspaper on January 4, 2011, and a notice was sent to surrounding property owners within 120 metres of the subject property.

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 reviewed the procedures for the Public 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 Zoning By-law 194-94.

The following persons spoke in support of the proposed amendment:

Mr. Dean Leeder (Owner; 31 Pearl Street West, K6V 4B6) spoke in favour of the application. *(A copy of Mr. Leeder's commentary is attached to the minutes.)*

No persons spoke in opposition of the proposed amendment.

Councillor Kalivas closed the public meeting. (6:17pm)

Attachments to minutes (Report 2011-004-02):

- *D. Leeder presentation to Committee*
- *Request for Information form*

2011-005-02

2. Proposed Amendment to the Official Plan
Zoning By-Law 194-94 and
Downtown Community Improvement Plan
137 George Street, Brockville
Owners: St. Lawrence Parish of the Anglican Diocese of Ontario

Moved by: Councillor

THAT Report 2011-005-02 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.

CARRIED

Councillor Kalivas, Chair, announced the Public Meeting.

Mr. Jonathan Fauschou, Planner I, announced that Notice of the Public Meeting for Staff Report No. 2011-005-02 was given in the Recorder and Times Newspaper on January 6, 2011, and a notice was sent to surrounding property owners within 120 metres of the subject property and circulated to various agencies and departments. As well, the Operations Department was requested to place a sign on the subject property.

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 reviewed the procedures for the Public Meeting.

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

Mr. Fauschou reviewed the proposed amendment to Zoning By-law 194-94 and amendment to the Official Plan for the City of Brockville.

Mr. Kevin Harper, IBI Group; Mr. Ralph Vandenberg, Vandenberg & Wildeboer Architects; and, Mr. Rolf Baumann, RGB Group, acting on behalf of St. Lawrence of the Anglican Diocese of Ontario made a presentation to the Committee regarding the proposed development. *(A copy of the presentation is attached to the minutes.)*

The following persons spoke in support of the proposed amendments:

Ms. Hannelore Walther, 33 Edwards St, K6V 5K3; Ms. Walther indicated that she is in favour of the development and is pleased with the proposal for LEED certified construction promoting the sustainability and efficiencies of the building; is pleased that the church will be preserved; supports the 11 stories because of the construction over the water table; is impressed with the beautiful building design; expressed concerns regarding the impact that the high density development will have on local traffic; also noted concern regarding the proposed reduction in parking spaces with the implementation of the VRTUCAR; what if VRTUCAR does not continue; construction should not commence until sales are met.

Mr. Doug Richards, 11 Pearl Street East, K6V 1P1; Mr. Rogers is the Associate Priest of the Church; the church is pleased that the building will be kept thereby preserving its history and heritage; the project has been well received by the church community.

Mr. Carmen Gottfried, 168 James St East, K6V 1L3; Mr. Godfrey is a past Warden of the Church; he spoke to the recent uses of the Church including an outreach centre, church and day care centre.

Mr. Doug Grant, 8 Orchard Street, K6V 2J3; Mr. Grant noted this was a positive development; retention of the church was a positive element; perhaps the developer would consider designating the church (under the Ontario Heritage Act) to show the commitment to maintain the building; he agrees with the intensification north of King Street; he does not believe this proposal is too large for the neighbourhood; consideration to extending the underground parking to increase the number of parking spaces; good trade off (to save the church) in exchange for extra height.

The follow people spoke in opposition to the proposal:

Ms. Lori-Ann Leggett, 169 Church St, K6V 3Y4; Ms. Leggett is pleased that the church will be retained as she attend the church; she expressed concern that the building height will over-shadow her property where she currently has a backyard garden; agrees with development of the site, but concerned with the height for this neighbourhood and the increase in traffic on local streets where the kids still play hockey and ride their bikes; questioned whether there would there be sufficient visitor parking; believes that the quality of life in the neighbourhood will be negatively impacted; no guarantee that the church will be maintained; would like to see more than 6 "affordable" units; does not see how this development in this neighbourhood fits small town charm.

Mr. Michael Humes, 191 Pearl Street East, K6V 1R6; Mr. Humes expressed his concern regarding the potential increased traffic on George St.

Ms. Ann-Sophie Delisle, 109 Church Street, K6V 3Y1; Ms. Delisle was pleased that the church will be retained; concerned that the building height will negatively impact the

quality of life in the neighbourhood; she indicated that the church already shadows her property; she also noted traffic concerns and wondered about diverting traffic to King St.

Hannelore Walther expressed her desire that the site not become a hole in the ground, that the project should proceed only when there are enough sales.

Mr. John McDougall, 166 Church Street, K6V 3Y2 expressed concern that if the extra stories are being requested with the intention of retaining the church, there should be a commitment to ensure that it is retained.

The proponents provided the following responses:

Mr. Harper indicated that there would be no vehicle access from George Street. The designation of the church will be discussed with his client; Mr. Harper suggested that anyone concerned with sun/shade affects should review the study submitted with the application to the Planning Department; he noted that even in winter season, residents should still have "solar gain", minimal negative impact; he noted that it is estimated the development will create an additional 60 vehicle trips per day; the connection from the church to the new building would be the entrance to the building and the common areas of the church; a condominium corporation would own the common areas of the church. Mr. Harper also noted that the City does not have any requirement to build affordable units.

Responding to questions posed by Mr. Denis Savage, 865 Cunningham Cres., K6V 6H3 respecting access for the mobility challenged and connection between the church and the residential building, Mr. Vandenberg noted that in accordance with the Ontario Building Code, 10% of the units will be "barrier-free" and all units will accommodate persons who use walkers and wheelchairs. The church and condo will be connected, as it is anticipated that the lower level of the church will be used as common area for the condos.

The meeting adjourned at 7:49 pm.

Attachments to minutes (Report 2011-005-02):

- *IBI presentation to Committee*
- *Request for Information form*
- *Correspondence from Rhiannon Rollings*
- *Memo from C. Cosgrove re Trip Generation Analysis*

Sandra Seale

From: Lorraine Bagnell
Sent: February 3, 2011 1:00 PM
To: Sandra Seale
Subject: FW: Presentation from Dean Leeder - last night's meeting

Members of the Economic Development Planning Committee

Good Evening, my name is Dean Leeder and I come before the Committee this evening on behalf of my wife Julie Leeder and myself to ask for a zoning change for our house at 31 Pearl St West to legally change it from a Triplex to a 4 plex.

Background

My wife Julie and I purchased the property at 31 Pearl St W in 1992. We moved into Apartment 1, a 3 bedroom unit which at that time occupied the basement and first floor of the building. We rented apartment 2, a one bedroom unit and apartment 3, a one bedroom unit while we resided at the residence. We lived in the house for over 12 years and had 2 children Sabrina now 16 and William now 12. Apartment 1 had 1700 sq feet of living space between the first floor and the basement, both of which are about 850sq ft. Apartment 1 had 3 bedrooms when we purchased the property. Today the first floor and basement have a total of 3 bedrooms still, 2 bedrooms on the first floor and one bedroom in the basement. When we purchased the property the building had 8 people living in it

I grew up in Brockville and actually lived in the house at 41 William Street which is right behind the property at 31 Pearl St West. I was friends with the people who owned 31 Pearl St West and played with the daughter Theresa Robitaille. In the 70's and early 80's the house had on average 9 people living in the building.

About 5 years ago I was transferred to Toronto (GTA) with Black & Decker. At this point we rented the first floor and basement to a friend Brian Elliot. At no point since have we rented the basement as a separate 4th unit.

Today

Due to the decision not to move back to Brockville, and the fact the First floor has over 850 sq ft and the basement has over 850 sq ft, we decided to make the unit a legal 4 plex and rent the basement for extra income. Again, we have not rented or advertised at this point to rent the basement.

We have however started the process with the city, fire department, hydro, electrician, and plumber. To see what needs to get done in order to make a legally compliant building with all respected parties.

In meeting with the planning department and Andrew McGinnis we went over all the requirements to change the property from a legal triplex to a 4 plex.

On the greenspace we did some actual measurements and found to have more than enough greenspace available to comply with code. Approximately 1100 sq ft over 25% of lot.

We also talked about parking and have more than enough space on order to park the required 5 vehicles. I currently have 4 legal spaces available at 31 Pearl with approval for 2 more spaces which I got back in 1992 but never installed due to the fact we purchased the property at 29 Pearl St West after a fire and converted the property into a vacant lot.

It currently has a driveway which will hold 4 cars comfortably which the tenants of the 2nd and 3rd floors have currently used for the last 8 years.

It was on the density of the property per acre in which the property does not meet the current official plan. Our lot in which the house sits is 40' by 100' it calculates to a density of 80.73 units per acre and the change to a 4 plex would calculate out at 107.64 units per acre. This is a calculation of units per acre though and does not take into consideration the existing unit and what is being asked of the building. Is the building having an addition put on? Is the building being torn down and a new larger one being put in place? Is the building being divided up to add more floor space such as bedrooms? No to all the above questions. The unit on the first and basement has had 3 bedrooms for over 30 years, with the split of the First and the basement into 2 separate apartments they will still only have 3 bedrooms total. In essence they will still only be capable of holding the same density of people within the building.

In meeting with the Fire Department we have a couple of issues to resolve in order to be legally compliant. 2 New fire rated doors at the back of apartment one, (both of which I have purchased but not installed yet, they are not required unless a forth unit is approved.) The last requirement is creating a fire break between the basement ceiling and the first floor apartment. I can install fire rated drywall or put in a 7 head sprinkler system. After discussions with my wife Julie we are opting at installing the sprinklers and have contacted a local plumber Houle Plumbing who are the only ones that are qualified to install new systems. We are hoping to start this process soon with proper approvals in place.

I have also contacted a local electrician and have gone through the initial planning process of splitting the hydro from the basement and the first floor and installing a forth meter. He has held discussions with Hydro and the Power Authority and with the zoning approval he will go ahead with permits and installations in the near future.

In looking at the summary of our proposal ask 3 points. Density per acre, lot area reduction and frontage reduction. They are all related to each other .

- a) Increase in density. Although the calculation on the density with the addition of the forth unit is required the actual density of people in the building does not change. Due to the fact we are not adding any bedrooms (head count to building) and we are not adding anything to the building such as a new additional sq footage, the amount of people the building can hold moving forward does not change. The building has held 8 to 10 people comfortably for well over 40 years and will only hold on average 8 moving forward. I also feel that seeing how this is an apartment tenants do not use the lands on the properties. 95% of tennants use only parking and their living unit they leave the property for recreation and outdoor activities.
- b) The lot across the street on the north side of Pearl has been converted to a Drug store. In changing the property to develop this store at least 3 houses and 4 rental units where bought out and torn down to make way for this development. This took away at least 10 people living within 200 yards of my property
- c) My wife and I purchased 29 Pearl St W after a fire 8 years ago and took down the fire damaged house and made a vacant lot of the property. Which we maintain and landscape on an ongoing basis. This took away a family of 4 living right beside the property.
- d) The Property to the West of us which is identical in lot size and housing (except of 6 bedrooms) was approved for a 4 plex back around 1998. Since that point there has been no issues with the city due to density, lot size or parking with the property 33 Pearl Street West.

In looking at the rental market in Brockville and across the province, virtually no one is building rental units and many apartment buildings are being converted to Condos. A rental unit just up the street from us on Pearl Street near Bartholomew was recently just converted to condos. A loss of 16 rental units in the downtown area. This is due to the Ontario Rent Review Board and sky rocketing price increases in maintenance cost such as heat, hydro, water, and renos. In recent years the trend has been to build large condos where the owners can sell the units for immediate profit and maintain the buildings through condo fees. I ask for this zoning to help cope with these sky rocketing fees and to add another nice rental unit to Brockville and the downtown core. Rent Review Board of Ontario has set the 2011 rate increase at 1% that will not cover the increase in taxes, let alone gas, hydro, water renos etc. The largest increase I have seen since owning the building was by memory was 2.9%, many years ago, and the 2 year outlook for rent review seems to be increase under 2%

In closing the planning department makes 3 suggestions should you grant the approval.

1. All building permits and inspections be obtained and approved. I have been in contact with the planning department, building permit department, fire department and electrician. All required permits and approvals are being sourced and all parties are in the know on the situation. I will comply with building permits, fire permits and any approvals needed.
2. The addition of 1 parking space be created on site to accommodate the forth unit. On this request I ask that you do not grant at this time. I fully understand the need for parking for my tenants and their guest. At this time however my wife Julie Leeder is the current owner of the vacant lot at 29 Pearl St West which has legal parking for 4 cars. This allows us 8 parking spaces which is 3 above the required amount. If something where to ever change in regards to the lot at 29 Pearl St W I would have to install a proper, well surfaced driveway on 31 Pearl St W just to make enough parking to keep my tenants happy. Also the city could impose a non-compliance at that point for the required new parking spaces to bring the property up to 5 spaces on the lot. It was not installed 8 years ago after I received approval due to the fact we purchased the lot at 29 Pearl St W due to a fire and gained 4 parking spaces.
3. The driveway be surfaced in accordance with requirements. As above if the driveway is required/requested by City Council to be installed it will be installed with proper surfacing and inspection approvals.

I have been a Brockville citizen for most of my life and still have a large family in the immediate area. I have always taken pride in my property and value my tenants. In future I will do the same in making the appearance and upkeep on the property as required for the city and my tenants. I look forward to a favourable decision by the committee tonight. I will take any questions at this point that you may have?

Thanks for your time on this matter.

As side notes- New Rexall Drug Store took down 3 houses two of which where multi dwelling units.

Our lot at 29 Pearl St W is now a vacant lot and use to be a 3 bedroom house

At least 5 houses where taken down to accommodate the strip mall on William St beside the Esso station.

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REQUEST FOR INFORMATION
Planning Applications under the Planning Act

Subject Property: 31 Pearl Street West - Dean Leeder		File No(s): D14-145			
NAME	ADDRESS (include Postal Code)	CONTACT NUMBERS (home, work, cell, email)	INFORMATION REQUESTED		
			Public Meeting Minutes	Planning Report	Notice of Adoption/Passing
Larry Judge	42 Sarah St Marland KOE IPO	Home:	✓	✓	✓
		Work:			
		Cell:			
		Email:			
		judge4@sympatico.ca			
		Home:			
		Work:			
		Cell:			
		Email:			
		Home:			
		Work:			
		Cell:			
		Email:			
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		Email:			



Purpose

To permit the development of an 11-storey LEED® certified residential building with 94 units (six of which are to be affordable).

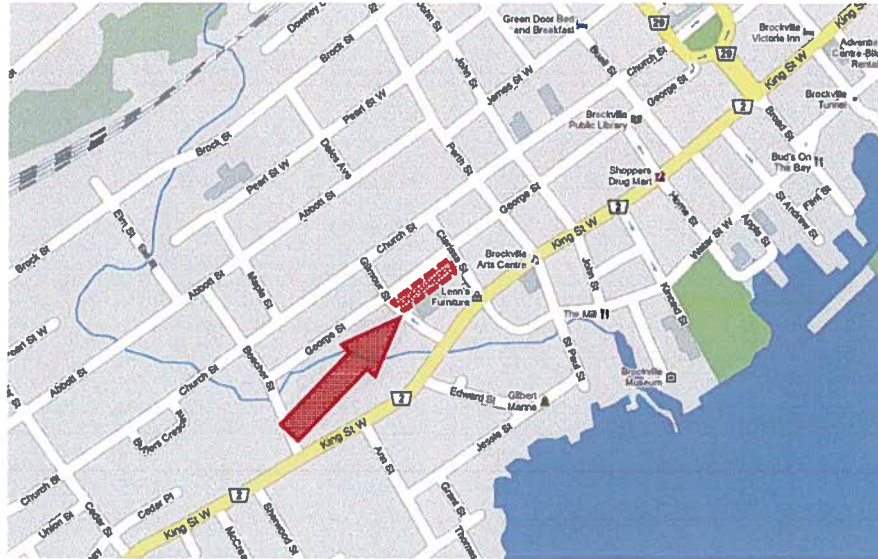
Required Approvals

- Official Plan Amendment
- Community Improvement Plan Amendment
- Zoning By-law Amendment

Outline

- Site Overview (location, development, surroundings)
- Proposed Development
- Policy Context and Analysis
- Community Benefits including LEED® Certification
- Closing
- Design Summary

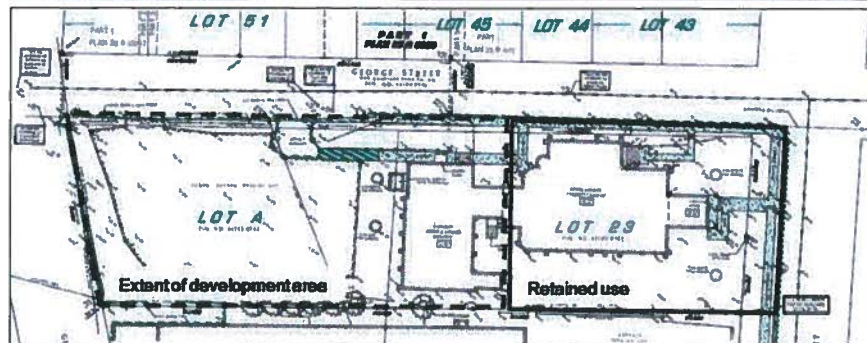
Site Overview: Location at 137 George Street



Vandenberg & Wildeboer
ARCHITECTS

Upper Canada Condominium Public Meeting
February 2nd, 2011

Site Overview: Existing Development



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Site Overview: Surrounding Development



Looking North from West End of Site



Looking East from East End of Site



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Site Overview: Surrounding Development



Looking North from King Street



Looking West from West End of Site

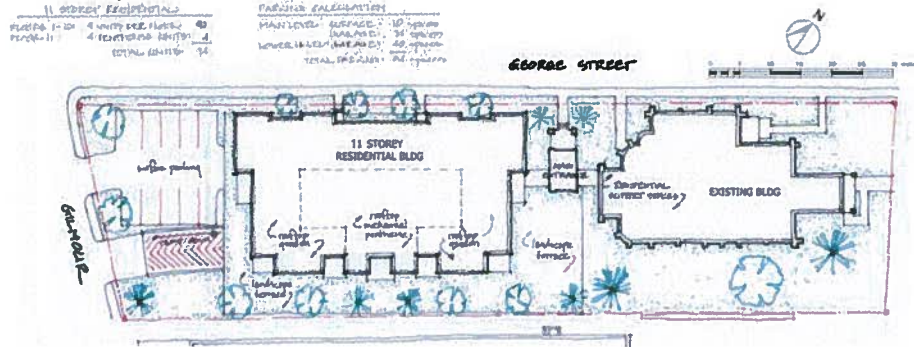


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Proposed Development

- Retain Trinity Church building and lot (0.32 ac)
- Redevelop church annex and parking area portions of the site (0.55 ac)
- 11-storey residential condominium building with 94 units (6 affordable)
- 2 levels of structured parking (one at-grade and one below-grade) with 84 spaces



Forthcoming Official Plan Designation

- Requested subject property be included within Downtown and Commercial Waterfront designation
- Request recommended by City staff and consultant team
- Proposed development would be permitted under new Official Plan



Requested Planning Approvals

- Amend existing and in-force Official Plan to re-designate from:
 - **Institutional to Commercial Downtown**
- Amend Community Improvement Plan to extend:
 - **Priority Area 1 to include subject property**
- Amend Zoning By-law (No. 194-94) to rezone from:
 - **I1 General Institutional to R9 Multiple Residential**



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Policy Context and Analysis: Provincial Policy Statement

- Represents intensification through redevelopment by using land and public services efficiently and providing new housing in a cost-effective manner;
- Contributes to the range and mix of housing in Brockville and the meeting of the City's long-term housing needs;
- LEED® certification would greatly reduce the potential impacts of the development on energy and air quality;
- Represents a compact form of development and provide 145 additional residents in Downtown Brockville, and;
- Integrates and preserves the Trinity Anglican Church building (1877).

Request consistent with intent of PPS



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Policy Context and Analysis: Official Plan (OP)

- Site is designated as **Institutional**
- Proposed re-designation to **Commercial Downtown**
- Located adjacent to the boundary of the Commercial Downtown area



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Policy Context and Analysis: Official Plan (OP)

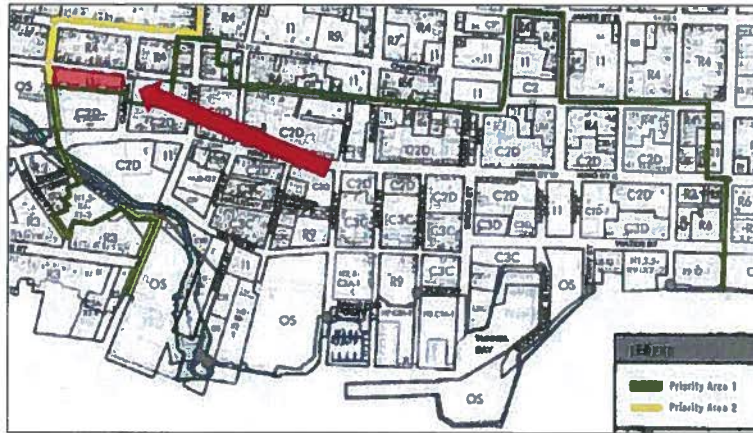
- Subject property designated **Institutional**
- **Commercial Downtown** designation would permit proposed development
- **Policies and Objectives Checklist:**
 - ✓ Increases range of housing types and number of affordable units.
 - ✓ Maximizes environmental quality and minimizes pollution.
 - ✓ Infills vacant lot on existing municipal services.
 - ✓ Considers historically and architecturally significant buildings.
 - ✓ Increases density on unused portion of large lot in central location.
 - ✓ Increases residential population in downtown core to support and expand business uses.
- Exceeds high density residential limit of 65 units/acre



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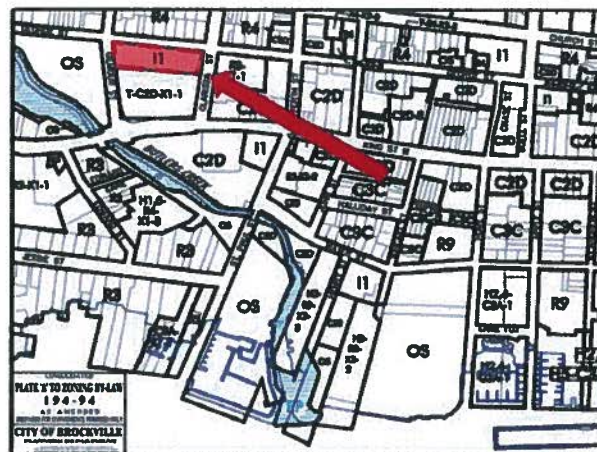
- Site is located in Priority Area 2, but is adjacent to Priority Area 1
- Request that the CIP boundary is adjusted to include the site within Priority Area 1



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A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z

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- Site is zoned I1 **General Institutional**
- Proposed re-zoning to a site specific **R9 Multiple Residential**



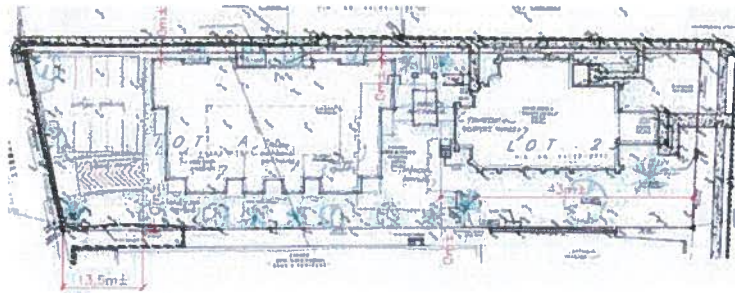
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Policy Context and Analysis: Zoning By-law Amendment

- **Requested Site-Specific Provisions:**

- Minimum exterior side yard (George Street): from 6.0m to 0.0m.
- Minimum interior side yard (Leon's): from 5.0m to 0.0m.
- Maximum building height: from 22.5m to 36.6m.
- Maximum density: from 65 units/acre to 108 units/acre.
- Parking rate: from 1.5 spaces/unit to 0.89 spaces/unit (1.21 with VRTUCAR)



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Project Benefits for Residents, the Community, and the City

- Supports people staying in their community as they age.
- Provides an opportunity for former parishioners to stay near where they pray.
- Provides six affordable units that meet the County's definition of affordable.
- Supports downtown businesses by bringing new residents to the area.
- Redevelops an underutilized lot through infill development in the downtown core.
- Provides VRTUCAR community cars for residents and community members to access.



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Project Benefits for Residents, the Community, and the City

- Protects and adaptively reuses the existing historic Trinity Anglican Church building as a cultural resource benefit for residents of the development, community members, and the City.
- Improves safety of the downtown area by providing more "eyes on the street".
- Uses green design to create a sustainable and durable building.
- Provides new tax revenue for the City.
- Registering as a LEED® building, seeking Platinum certification and may potentially be the first LEED® Platinum residential multi-storey building in Canada.



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Upper Canada Condominium Public Meeting
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Conclusion

The requests for Official Plan, Community Improvement Plan, and Zoning By-law Amendment(s) represent good planning as they are consistent with:

- The intent of the Provincial Policy Statement (PPS);
- The intent of the existing and proposed Official Plan designation;
- The intent of the proposed Priority Area 1 of the Community Improvement Plan, and;
- The intent of the proposed Multiple Residential zone.

The proposed development represents good planning in that:

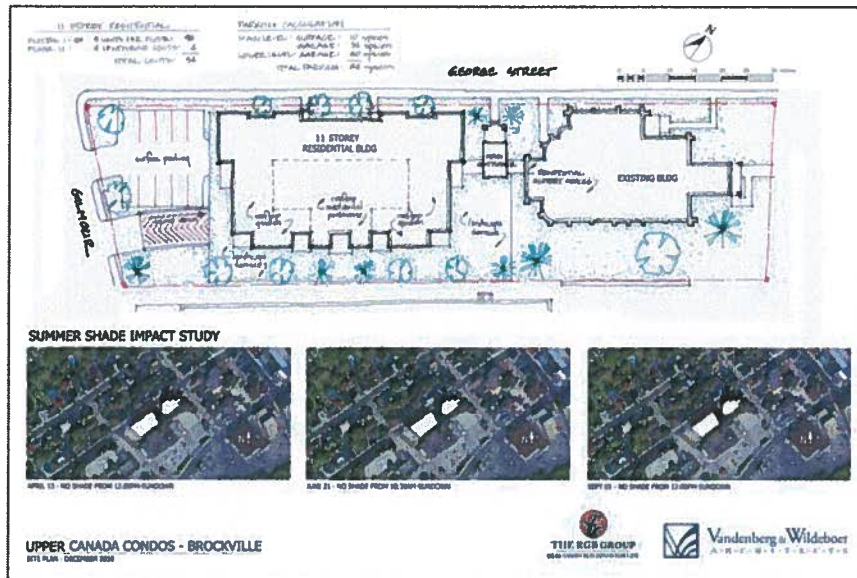
- It is of high-quality architectural design contributory to the City skyline;
- It is environmentally sustainable in design and development format; and
- It provides significant benefits to residents and the larger community.



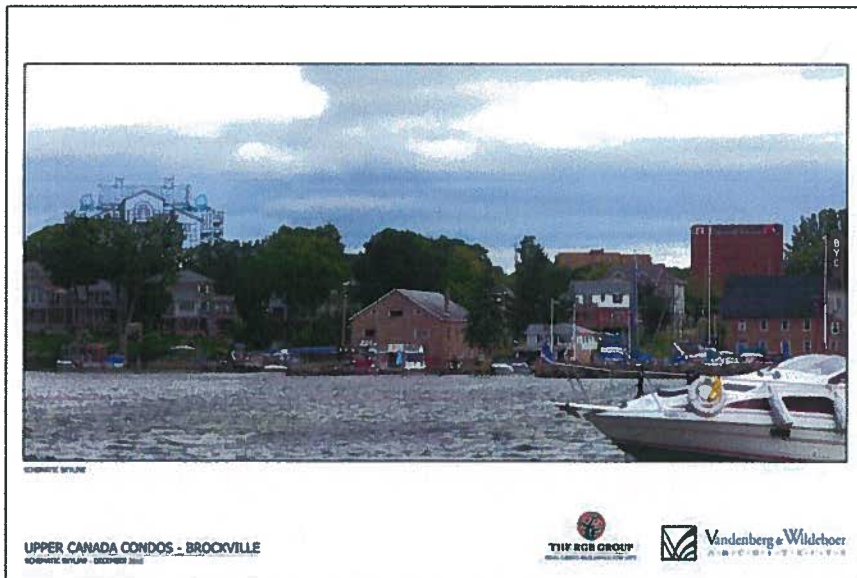
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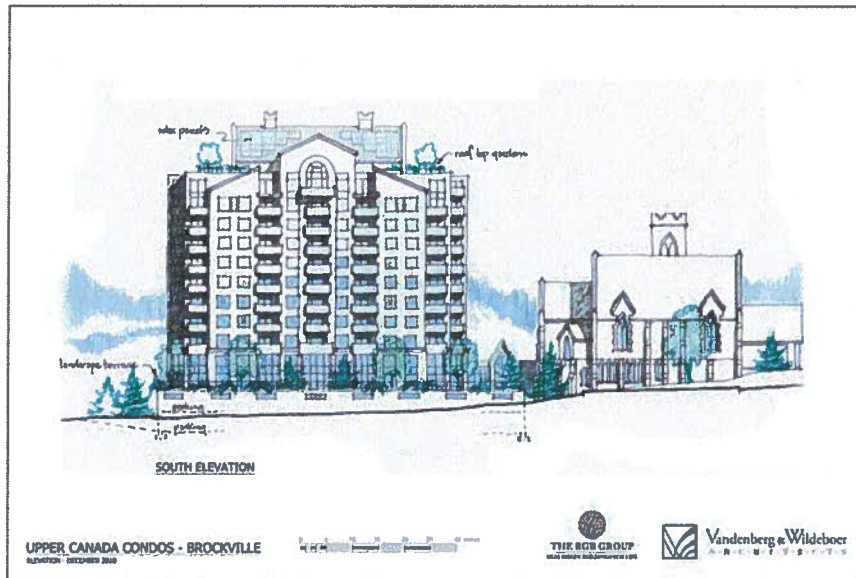
Design: Site Plan



Design: Skyline



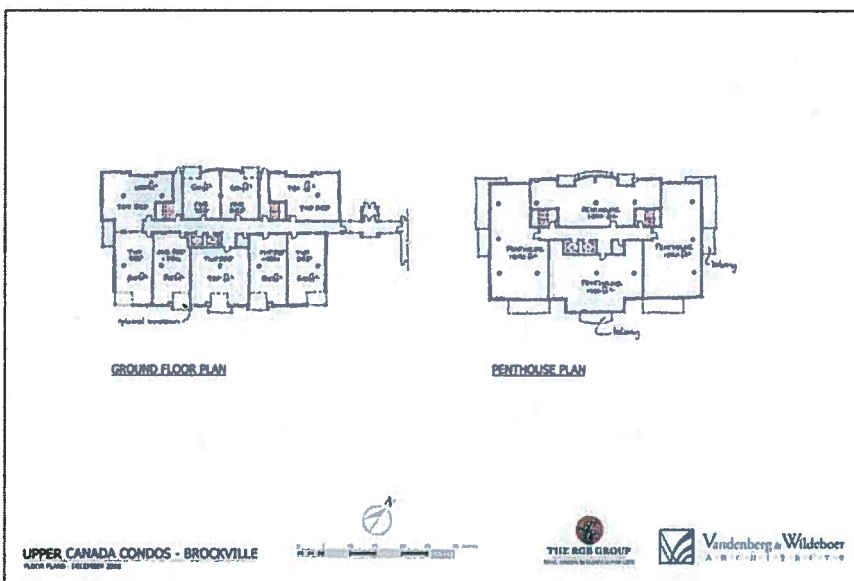
Design: Elevation



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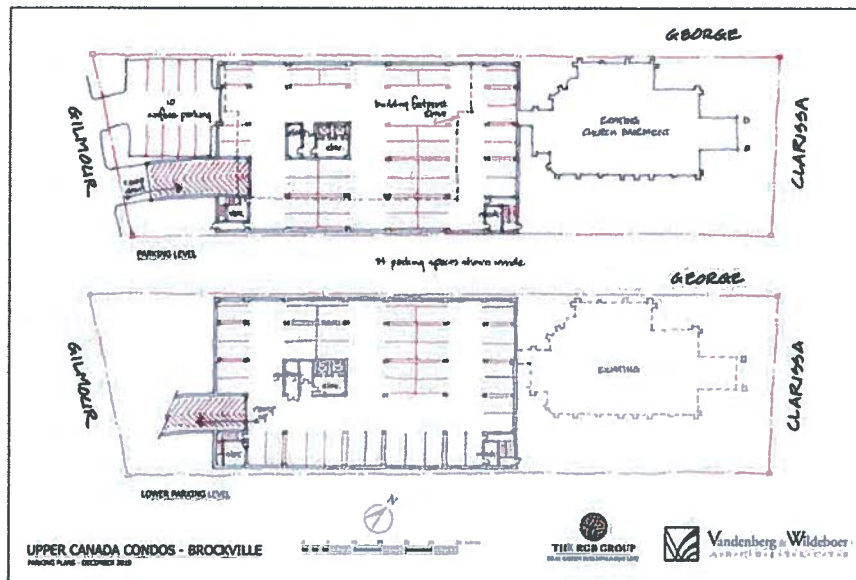
Design: Floor Plans - 1st and 11th Floors



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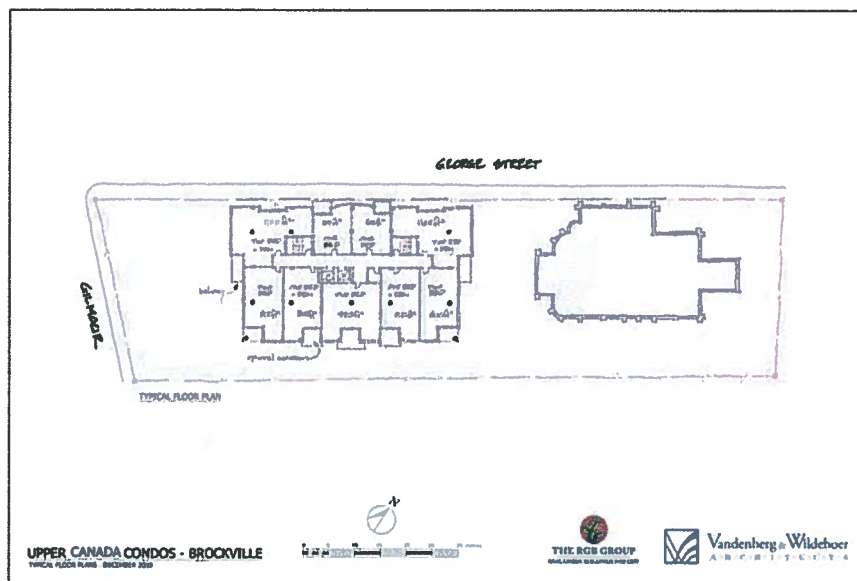
Design: Floor Plans - Parking



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Design: Floor Plan - General



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Upper Canada Condominium Public Meeting
February 2nd, 2011

To The Director of Planning, Planning Department, City of Brockville

January 26, 2011

As a resident of the historic neighbourhood of Church and George Street, I was extremely distressed to view the neighbourhood rezoning plans for the massive apartment complex proposed on the site of part of the former Trinity Church. I live in a historic house in a lovely, quiet neighbourhood, defined by backyard gardens and church steeples. We pride ourselves on the vegetables we grow in our backyard in the summer, we enjoy post-card views, tie-dye on the sunniest days and ride our bicycles around the neighbourhood, we dry our laundry outside and it comes in smelling fresh, like the St. Lawrence River. I am stunned city planners would allow the destruction of the small town charm Brockville has to make way for such an unsustainable development.

Please don't destroy the skyline of one of our nicest middle class neighbourhoods by building one of the largest buildings Brockville has ever seen. The family homes on the blocks in proximity will not see sunlight until after 5 pm in the height of summer. Blocking out the sun has a devastating effect on the quality of life observed in family neighbourhoods. Citizens taking part in the beautification of historic downtown will have now yards similar to the dried yellow grass behind the Beer Store and over two years of noisy construction polluting the air quality, followed by decades of light pollution from a high rise where the lights will never be completely turned off.

How long will it take to find out if any of these proposed condominiums will be successful? When will people be moving into the building adjacent to the Yacht Club and Museum? Or the Gated community that was to be built adjacent to the Brockville Arts Centre? People in the direct vicinity of this proposed monstrosity enjoy small town values, a beautiful community and a great quality of life. This is a small community that would be upset by the creation of another semi-permanent construction site. I apologize to infer failure, but this is a town with little to offer people as rich as these developers are trying to attract. Not to mention that keeping an underground parking complex dry on a flood plain and creek bed may prove difficult come spring.

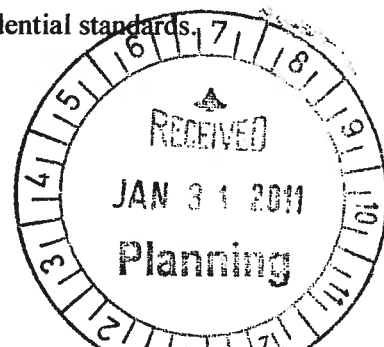
By allowing rich developers to change the zoning in order to build as high and wide as they possibly can, will drive down the price of surrounding residential real estate. Risking the exodus of a middle class neighbourhood so developers can take advantage of low real estate rates, in order to build apartments that are unattainable to the average working person, is irresponsible, and the creation of only 6 affordable dwellings in the 94 dwelling complex is an insult to the working class neighbourhood this project will affect.

Middle class families make up most of the population of this municipality, and we should be allowed to continue enjoying the sunshine and fresh air in our backyards in what has always been a historic and residential area. Priorities should be on attracting and retaining young people to Brockville, in order to create a sustainable economy, particularly with the burden of more boomers retiring to the area. Driving families out of one of the nicest neighbourhoods in this beautiful, historic town should not be a focus.

I appreciate that the sale of river view penthouses are important to some people, but Please, do NOT re-zone. Lower the height, and scale in the width until it reaches residential standards.

Sincerely,

Rhiannon Rollings.



MEMORANDUM

OPERATIONS DEPARTMENT



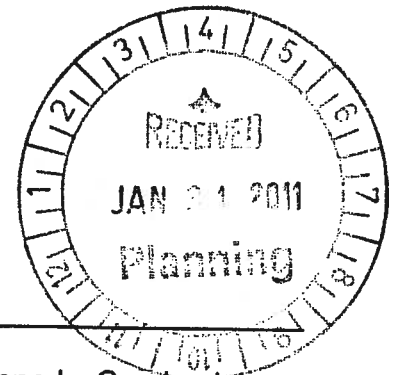
Date: January 28, 2011

File No. D00-01

To: Jonathan Faurschou
Planner I

From: Conal J. Cosgrove
Director of Operations

Subject: 137 George Street – Trip Generation Analysis



I have reviewed the Trip Generation Analysis for the Upper Canada Condominiums proposal, 137 George Street, dated December 20, 2010 and prepared by the IBI Group (attached).

Using the Institute of Transportation Engineers Trip Generation Manual, it is estimated that the proposed development will generate up to 60 trips (inbound and outbound combined) during the weekday peak hour. I agree with the trip generation analysis. It should be noted that the actual increase in traffic would be these 60 trips less trips generated by the current uses (church, daycare), which I estimate to be 10 – 15 trips during the weekday peak hour.

The following is a comparison of the estimated trip generation for the Upper Canada Condominiums proposal to the most recent traffic counts for some of the surrounding streets:

<u>Location</u>	<u>Peak Hour</u>
137 George (proposed)	60
George @ Gilmour (1993)	67
Church @ Beecher (2000)	96
Perth north of King (2006)	582
King west of Perth (2006)	849

It should be noted that the proposed entrance to the site is from Gilmour Street. As Gilmour Street is a one-way street (northbound), the inbound trips must come from King Street, while the outbound trips will likely be divided between George Street and Church Street to access the adjacent major roads.

J. Faurschou
137 George St. – Trip Generation Analysis
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The 1993 count for George Street should be treated with some caution due to the time elapsed since the count. For example, the Brockville Gymnastics Academy was not operating out of the Rotary Pool building at that time.

Give the above, it is concluded that the estimated trip generation from the proposed Upper Canada Condominiums project will not impact the existing traffic patterns in a manner that would require mitigation.

A handwritten signature in black ink, appearing to read 'CJC/jw', is written above the typed name.

CJC/jw
Attachment



IBI Group
400-333 Preston Street
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
fax 613 225 9868

December 20, 2010

File: 28844

Attention: Mr. Conal Cosgrove
Director of Operations
City of Brockville
1 King Street West
P.O. Box 5000
Brockville, ON
K6V 7A5

Dear Mr. Cosgrove:

**RE: UPPER CANADA CONDOMINIUMS
137 GEORGE STREET (TRINITY ANGLICAN CHURCH) , BROCKVILLE, ONTARIO
TRIP GENERATION ANALYSIS**

The following transportation letter has been provided in support of a planning rationale for Official Plan and Zoning By-law amendments for 137 George Street in the City of Brockville. The City requested trip generation analysis to estimate the intensity of future traffic volumes generated by the proposed development. The terms of reference for this assignment were established through email correspondences with City staff, which were confirmed on November 19, 2010. These emails have been attached for reference at the end of this letter.

Proposed Development

The proposed development, as indicated in Figure 1, is located at 137 George Street on the western edge of the City's central business district. The site is on the south side of George Street and will be accessed via Gilmour Street.

Attention: Mr. Conal Cosgrove
December 20, 2010

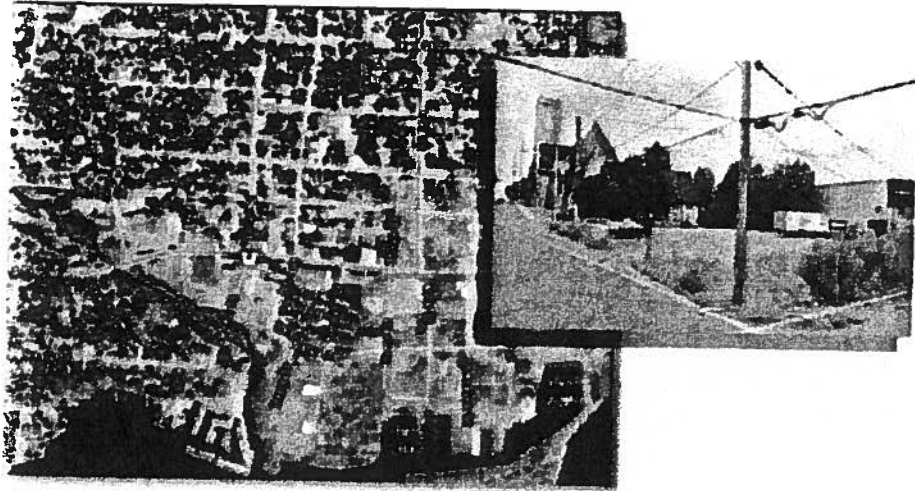


Figure 1 – Site Context & Location

The subject site will contain a single 11-storey building housing 94 apartment style units. Two separate driveways provide access to and from the development off Gilmour Street. The new residential building will be linked to the existing church and adjacent building via a pedestrian walkway to the east of the subject site, as shown in Figure 2.

A total of 84 parking spaces will be provided on the site, 10 of which will be surface parking. The remainder of the stalls will be provided within a two-level parking garage at the base of the building. It is anticipated that 8 of these indoor spaces will be reserved for community membership cars (i.e. Virtucar Car Sharing).

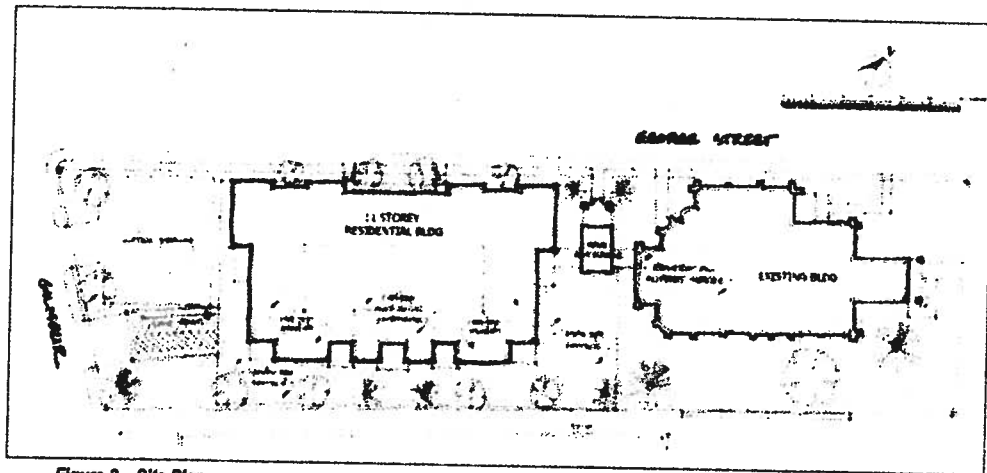


Figure 2 – Site Plan

Trip Generation Analysis

Proposed development generated traffic volumes were estimated using the Institute of Transportation Engineers Trip Generation Manual, 8th Edition, 2008. Since a wide range of land uses were considered representative of the proposed development, 3 separate rates were applied to the site, as shown in Table 1. Relevant extracts from the ITE publication have been attached to this letter.

Attention: Mr. Conal Cosgrove
December 20, 2010

TABLE 1 – Trinity Place Traffic Generation

Land Use	Size (Dwelling Units)	Land Use Code	Peak Hour	Directional Split		Traffic Generated (veh/h)		
				In	Out	In	Out	Total
High Rise Apartments	94	222	AM	25%	75%	7	22	29
			PM	61%	39%	26	17	43
High Rise Condo *	94	232	AM	19%	81%	11	45	56
			PM	62%	38%	30	18	48
Residential Condo	94	230	AM	17%	83%	9	41	50
			PM	67%	33%	39	19	58

Notes:

veh/h = vehicles per hour

* Low Sample Size – Use Data with Caution

Formulae for Land Uses:

High Rise Apartments:

AM $Ln(T) = 0.99 Ln(X) - 1.14$

PM $T = 0.32(X) + 12.30$

High Rise Condo:

$T = 0.29(X) + 28.88$

$T = 0.34(X) + 15.47$

Residential Condo:

$Ln(T) = 0.80 Ln(X) + 0.28$

$Ln(T) = 0.82 Ln(X) + 0.32$

Based on Table 1, the proposed development may be expected to generate up to 60 trips in the weekday morning and 60 trips in the weekday afternoon peak hours respectively.

If you have any questions regarding the contents of this letter, please do not hesitate to contact me at (613) 225-1311 x524.

Yours truly,

IBI GROUP



David Hook, P.Eng.
Project Engineer

CC: Maureen Pascoe Merkley - Director of Planning, City of Brockville
Rolf G. Baumann, President - The RGB Group