

Committee Members

Councillor H. Noble, Chair

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Areas of Responsibility

Economic Development

Planning

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***PUBLIC MEETING
AGENDA***

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Item

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PROPOSED ZONING BY-LAW AMENDMENT
NORTH EAST CORNER OF PARKEDALE AVENUE
AND BROOME ROAD
APPLICANT: BHI BRENOR INC.
FILE D14-129

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2. 2008-112-07
PROPOSED ZONING BY-LAW AMENDMENT
23 KING STREET WEST
OWNER: MARLEAU INVESTMENTS
APPLICANT: ROBERT J. JORDAN
FILE: D14-130

26June2008

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 08 JULY 2008

2008-111-07

**PROPOSED ZONING BY-LAW AMENDMENT
PART OF LOT H, PLAN 332, BEING PARTS 1 TO 7,
REFERENCE PLAN 28R-12720, CITY OF BROCKVILLE
COUNTY OF LEEDS (north east corner of Parkedale
Avenue and Broome Road)**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

**OWNER: 6466320 CANADA INC.
APPLICANT: RICK BRENNAN
FILE NO.: D14-129**

RECOMMENDED

THAT Report 2008-111-07 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.

PURPOSE

Rick Brennan, acting on behalf of 6466320 Canada Inc., has submitted an application for amendment to City of Brockville Zoning By-law 194-94 with respect to lands described as Part of Lot H, Plan 332, being Parts 1 To 7, Reference Plan 28R-12720, City of Brockville, County of Leeds, located at the north east corner of Parkedale Avenue and Broome Road.

The proposed amendment would rezone the subject lands from C7-Power Centre Zone to a C7-Power Centre Site Specific Zone to add an automobile service station with limited services as a permitted use. The services to be provided will not include the sale of gasoline, diesel fuel, or propane; or a car wash; and will not include major vehicle repairs such as the replacement/repair of engines, transmissions, and fuel systems.

A site plan of the subject property showing the location of the proposed building and other improvements is attached as Schedule "A" to this report.

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation:	Commercial, Power Centre (no change requested)
Existing Zoning:	C7 – Power Centre Zone
Proposed Zoning:	C7–Power Centre Site Specific Zone to add “automobile service station” with restrictions as a permitted use.

Site Characteristics:

Total Area: 0.47 hectares (1.16 acres)
Lot Frontage (Broome Road): 65.80 m (215.88 ft)
Lot Frontage (Parkedale Ave): 98.65 m (323.65 ft)

The subject lands are currently vacant. The site is bisected by the Trans-Northern Pipeline and easement related thereto.

Surrounding Land Uses:

The lands to the north are zoned C7-Power Centre Zone and are occupied by "Wally Wash" car wash.

The lands to the east are zoned M1-Industrial Park Zone and are occupied by those buildings respecting the business of L E Pryer & Son Enterprises.

The lands to the south are zoned:

- a) M1-Industrial Park Zone and are occupied by a car repair business (1909 Parkedale Avenue – Frank's Auto Repair) and a construction and equipment rental business (1917 Parkedale Avenue – K.D. Construction and Equipment Rentals).
- b) M1-X9-1 Site Specific Industrial Park Zone and are occupied by those buildings respecting the business of MacGregor Crane Service.

The lands to the west are zoned C7-X9-3 Site Specific Power Centre Zone and are occupied by the buildings and associated parking for WalMart and A&W Restaurant.

Comments Received **Schedule "B"**:

- 1. Eric Jones, Engineering Associate (*memo dated June 20, 2008, copy attached*):

No objection to the proposal.

- 2. Trans-Northern Pipelines Inc. (*letter dated June 18, 2008, copy attached*):

No objections to the proposed zoning or additional use, however, certain facilities do not appear to meet the technical requirements of the Pipeline Crossing Regulations, while others may interfere with pipeline operations. The applicant is urged to verify that pipeline requirements can be met prior to finalizing the intended use and site plan.

[Note: The applicant, Rick Brennan, has been advised of the comments from Trans-Northern Pipelines Inc.]

Potential Issues for Discussion:

1. Appropriateness of proposed amendment and potential uses.
2. Site development requirements respecting proposed development.

POLICY IMPLICATIONS


The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant to the proposed amendments.

CONCLUSION

The Staff Report on these matters, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



M. Maureen Pascoe Merkley
Director of Planning



Bob Casselman
City Manager

CONSTRUCTION STANDARDS

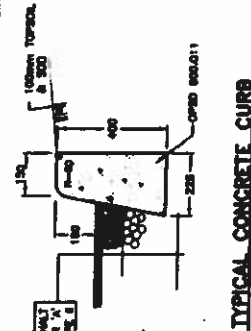
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~~ZONING REQUIREMENTS FOR C7 ZONE
REQUIRED PROVIDED~~

LOT AREA	2000.00 m ²	4719.36 m ²	47
LOT FRONTAGE	35.00 m	86.00 m	47
FRONT YARD SETBACK	6.00 m	19.00 m	
REAR YARD SETBACK	6.00 m	6.10 m	
INTERIOR SIDE YARD SETBACK	6.00 m	18.57 m	
REAR YARD SET BACK	7.90 m	53.99 m	
LANDSCAPED OPEN SPACE	14.00 %	24.88 %	
BUILDING HEIGHT	11.00 m	5.64 m	
PERMITS	52		

SITE STATISTICS

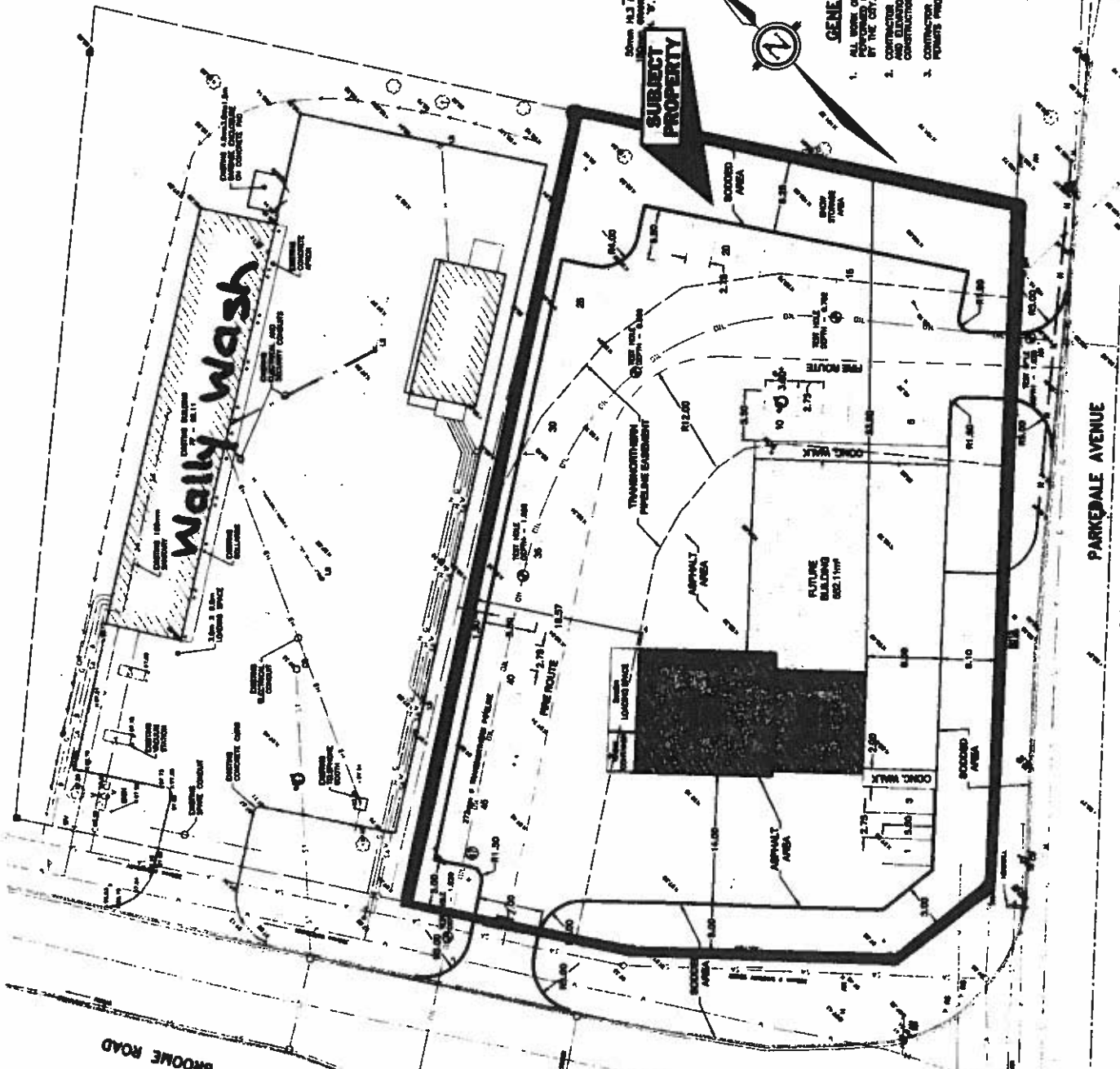
LANDSCAPED AREA	8388.24	sq
PAVEMENT AREA	22328.11	sq
BUILDING AREA - PROPOSED	307.87	sq
- FUTURE	552.11	sq
TOTAL	659.78	sq



GENERAL NOTES

1. ALL WORK ON CITY PROPERTY TO BE PERFORMED BY A CONTRACTOR APPROVED BY THE CITY.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO START OF CONSTRUCTION.

LEGEND

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Memorandum



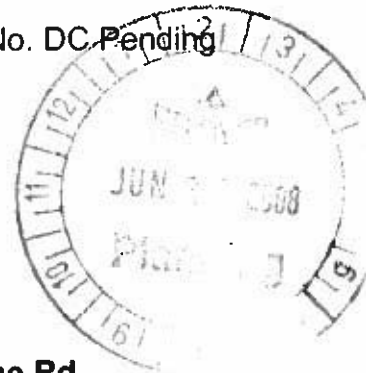
File No. DC Pending

Date: June 18, 2008

To: Jonathan Faurschou, Planner I

From: E. J. Jones
Engineering Associate

Subject: **Proposed Amendment to Zoning By-law 194-94**
Location: North East Corner of Parkedale Ave. & Broome Rd.
Your File No: D14-129



The Operations Department has reviewed the proposal to rezone the lands to add an automotive service station with limited services not to include the sale of gasoline, diesel fuel, or a car wash and no major vehicle repairs. There are no objections to this proposal. The development will require submission of a site servicing plan and a grading and drainage plan for review and approval by the Operations Department. Approval from the Trans Northern Pipeline is required since this site is occupied by an existing pipeline easement.

A handwritten signature in cursive script that reads "Eric Jones".

EJJ:uh

**Trans-Northern Pipelines Inc.**

45 VOGELL ROAD, SUITE 310
RICHMOND HILL, ONTARIO L4B 3P8
TEL: (905) 770-3353 FAX: (905) 770-8675

wwatt@tnpi.ca

2008-06-18

Mr. J. Faurschou, Planner I
City of Brockville
Victoria Building, One King Street West
P.O. Box 5000
Brockville, Ontario K6V 7A5



Dear Mr. Faurschou:

Zoning By-law Amendment Application
Part Lot H, Plan 332, being Parts 1 to 7, Plan 28R-12720
Northeast Quadrant, Parkdale Avenue and Broome Road
Your File: D14-129; TNPI Ref.: MP-26, RW-37, 6466320 Canada Inc.

Thank you for notice of this application, which would rezone the subject lands to add an automotive service station with limited services as a permitted use. I confirm that the lands are crossed by Trans-Northern's petroleum products transmission pipeline, and subject to an 18.29 metre wide pipeline right-of-way situated more or less as shown on the site plan attached to the notice.

Trans-Northern does not necessarily object to the proposed rezoning or additional use. According to the site plan, however, the applicant proposes to pave most of the pipeline right-of-way, to install curbs or driveway entrances over the pipeline, and to encroach on the right-of-way with a waste container, loading bay and parking spaces. Such facilities constitute crossings within the meaning of the Pipeline Crossing Regulations, and must meet technical and minimum drawing requirements before they can be approved.

As proposed, certain of the facilities do not appear to meet those requirements, and others may interfere with pipeline operations to the extent that mitigative measures may prove necessary. Copies of the Pipeline Crossing Guidelines are available upon request (call (905) 770-3353, Ext. 211), and the applicant is urged to verify that pipeline requirements can be met before finalizing the intended use and site plan.

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Thank you once again for consulting Trans-Northern in the zoning amendment process.

Yours very truly,

A handwritten signature in black ink, appearing to read "Walter H. Watt".

Walter H. Watt
Property Administrator

WHW/ww

c.c. Mr. S. Korpai, Crossings Coordinator, TNPI

26June2008

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 08 JULY 2008

2008-112-07

PROPOSED ZONING BY-LAW AMENDMENT

23 KING STREET WEST, BROCKVILLE

OWNER: MARLEAU INVESTMENTS

APPLICANT: ROBERT J. JORDAN

FILE NO.: D14-130

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

J. FAURSCHOU

PLANNER I

RECOMMENDED

THAT Report 2008-112-07 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.

PURPOSE

Robert J. Jordan, acting on behalf of Marleau Investments, has submitted an application for amendment to City of Brockville Zoning By-law 194-94 with respect to lands described as Parts 3 and 11, Block 29, Plan 67, Parts 1 to 4 R.P. 28R-9903, S and E Parts 1 and 2, R.P. 28R-11146, City of Brockville, County of Leeds known municipally as 23 King Street West, City of Brockville.

The proposed Amendment to City of Brockville Zoning By-law 194-94 would permit the former Recorder and Times building at 23 King Street West to have a further three (3) dwelling units added into the existing building. Two units would be located on the King Street level, approximately 30 metres (100 feet) from the front face of the building, south of the existing commercial unit. One dwelling unit would be located at the rear, lower level of the existing building previously occupied by "The Dive Shop".

To permit conversion of the commercial space to residential space, the Owner has applied to change the zoning on the subject property from C2D-General Commercial Downtown Zone and C3D-Waterfront Commercial Zone to a site specific C2D-General Commercial Downtown Zone to permit those uses currently permitted in the C2D Zone, with the addition of dwelling units on the rear of the King Street level and on the lower level.

A sketch showing the location of the subject property and outlining the location of the existing building is attached as Schedule "A" to this report.

ANALYSIS

23 King Street West is located on the south side of King Street West between Market Street West and Broad Street in the former Recorder and Times Newspaper building. The third and fourth floors are currently occupied by dwelling units. The rear portion of the King Street level and the lower level are currently vacant commercial space.

Zoning and Official Plan Information:

Official Plan Designation:	Commercial, Downtown (no change requested)
Existing Zoning:	C2D-General Commercial Downtown Zone and C3D-Waterfront Commercial Zone
Proposed Zoning:	C2D-General Commercial Downtown Site Specific Zone, to allow residential units on part of the main level and lower level.

Site Characteristics:

Total Area:	0.16 hectares (0.41 acres)
Frontage (King Street West):	8.27 m (27.12 ft.)
Frontage (Water Street):	33.80 m (110.9 ft.)
Average Depth:	93.60 m (307.1 ft.)

The site is irregular in shape, and slopes from north (King St.) to south (Water St.). The north portion is zoned C2D-General Commercial Downtown Zone and is occupied by a building known municipally as 23 King Street West. The south portion is zoned C3D-Waterfront Commercial Zone and is occupied by a parking lot.

Surrounding Land Uses:

The lands to the north, west and east are zoned C2D and are occupied by various commercial uses and in some cases, upper floor residential uses.

The lands to the south (south side of Water Street) are zoned C3C-Waterfront Commercial Zone and are occupied by a municipal parking lot (Water Street).

Comments Received **Schedule "B"**:

1. Eric Jones, Engineering Associate (*memo dated June 18, 2008, copy attached*):

No objection to the proposal.

2. Barbara Hollingworth (*letter dated June 22, 2008, copy attached*):

In support of proposal.

3. Pat & Wilma Snow (*letter received July 2, 2008, copy attached*):

In support of proposal.

Potential Issues for Discussion:

1. Appropriateness of proposed amendment and potential uses.
2. Environmental condition and conversion of former industrial/commercial space to residential use.
3. Site development requirements respecting proposed residential development.


POLICY IMPLICATIONS

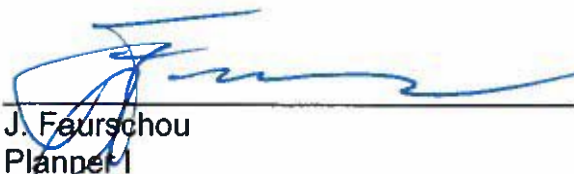
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant to the proposed amendment.

CONCLUSION

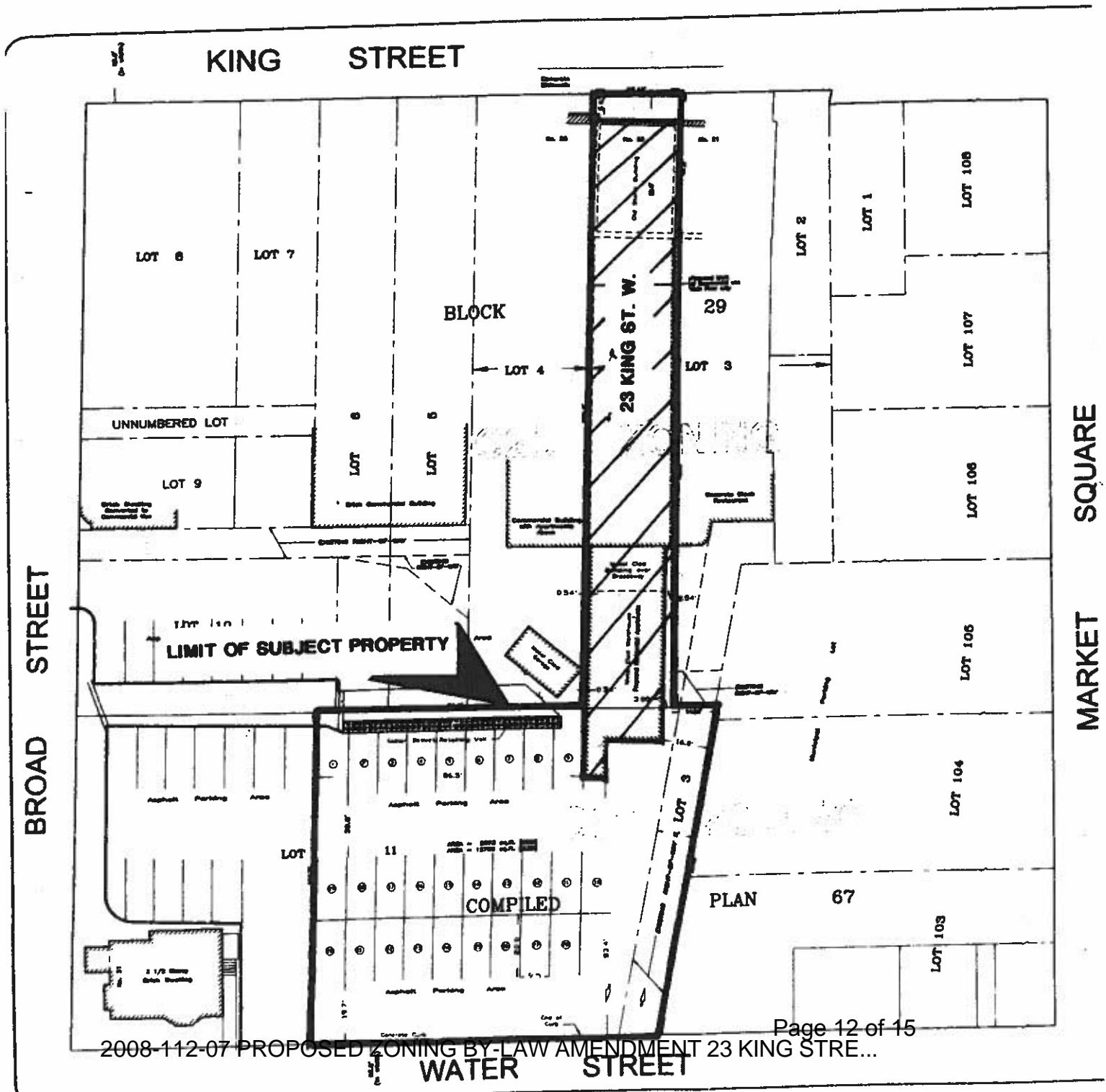
The Staff Report on these matters, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.


M. Maureen Pascoe Merkley
Director of Planning


Bob Casselman
City Manager


J. Feurschou
Planner I

FILE: D14-130
23 KING STREET WEST



Memorandum



File No. D.C. Pending

Date: June 18, 2008

To: Jonathan Faurschou, Planner I

From: E. J. Jones
Engineering Associate

Subject: **Proposed Amendment to Zoning By-law 194-94**
Location: 23 King Street West
Your File: D14-130



The Operations Department has reviewed the proposal to permit the former Recorder and Times building at 23 King Street West to have a further three (3) dwelling units added to the existing building and generally has no objection to this proposal. This property is presently serviced with a 38 mm diameter and a 150 mm diameter water service from the recently reconstructed King Street project. The sanitary sewer service(s) from this site go out the rear of the building and are on private property. The Chief Building Official's office has jurisdiction on any improvements and/or upgrades required to service the additional proposed units.

A handwritten signature in cursive script that reads "Eric Jones".

EJJ:uh

June 22, 2008

Dear Council members:

I am a recent arrival to your fair city and anxiously awaiting the completion of my chosen place of residence at 23 King St. West.

Mr. Marleau presents a quality product - using time, energy and most importantly investing in this attractive landmark, once again bringing life to an important structure.

I trust you will give every consideration to the approval of the application presented.

Thank you,
Sincerely,
Barbara Hallingworth



Planning Department

To whom it may concern

I am a senior caregiver with a severely arthritic wife in a wheel chair. We have sold our condo and would like to move Sept. 1/08 to 23 King St. W. The owner Bob Marleau has been trying very hard to make the unit handicap friendly and wants to meet our deal line.

We would be grateful for your assistance in the change from commercial to residential zoning (BY-LAW 194-94) as soon as possible.

Sincerely,

Pat & Wilma Snow

