
Committee Members

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Councillor J. Baker
Councillor D. Beatty
Councillor J. Earle
Mayor D.L. Henderson, Ex-
Officio

Areas of Responsibility

Economic Development
Planning
DBIA
Heritage Brockville

Museum Board
Library Board
Arts Centre
Chamber of Commerce
Tourism

***PUBLIC MEETING
AGENDA***

Item

- 3-7 1. 2011-041-04
 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

11April2011

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 19 APRIL 2011**

2011-041-04

**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
A. MCGINNIS
PLANNER II**

RECOMMENDED:

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.

PURPOSE:

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, has submitted applications for amendments to the Official Plan for the City of Brockville and Zoning By-law 194-94.

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 residential condominium building containing one hundred and six (106) residential condominium dwellings units. The proposed amendment to the Official Plan would change the site specific policy under subsection 7.2.1.6 a) to permit the increase in number of residential dwelling units from ninety (90) units to one hundred and six (106) units. A concurrent application for amendment to Zoning By-law 194-94 has been submitted to modify the existing site specific zoning (R9-X2-3 Multiple Residential Site Specific Zone) to permit an increase in the number of units from 90 units to 106 units and to reduce the parking requirement from 1.25 spaces to 1.08 spaces per residential unit (number of parking spaces to remain at 115 spaces), while maintaining all other existing zone provisions of the R9-X2-3 Multiple Residential Site Specific Zone.

A sketch showing the location of the subject lands is attached to this report as **Schedule "A"**.

An architectural site plan of the proposed condominium project is attached to this report as **Schedule "B"**.

Proposed Amendments to the Official Plan and Zoning By-law 194-94
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ANALYSIS:

119 Water Street West is located on the south side of Water Street West, at the south west corner of Henry Street. The lands are currently vacant and have undergone environmental clean-up over the last two to three years.

Zoning and Official Plan Information:

Existing Official Plan Designation:	Residential (no change to designation – policy changes only have been requested)
Existing Zoning:	R9-X2-3 Multiple Residential Site Specific Zone
Proposed Zoning:	Modifications to the existing R9-X2-3 Multiple Residential Site Specific

Site Characteristics:

Total Area (incl. water lot):	5145.66 m ² (1.27 acres)
Total Area (excl. water lot):	4419.55 m ² (1.09 acres)
Frontage (Water Street West):	28.34 m (92.97 ft.)
Average Depth (incl. water lot):	183.57 m (602.28 ft.)

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 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 River Walk Mill Restaurant.

Proposed Amendments to the Official Plan and Zoning By-law 194-94
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City of Brockville, County of Leeds
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Comments Received:

1. Brockville Fire Prevention - no concerns at this time.
2. Brockville Police Services - no issues.
3. Environmental Services - memo dated April 11, 2011

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. Operations Department - no concerns.

Potential Issues:

1. Appropriateness of increased density.
2. Appropriateness of decrease in parking to be provided.

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

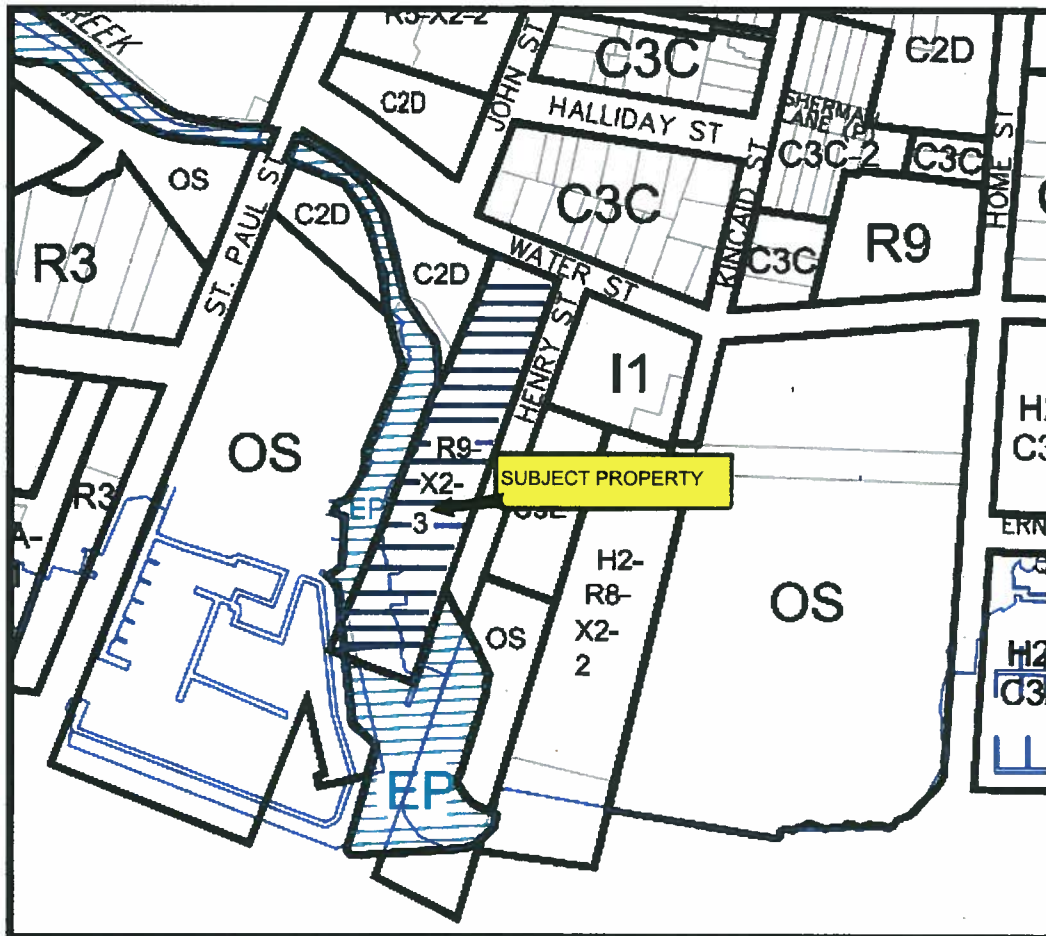


A. McGinnis, Planner II



Bob Casselman
City Manager

SCHEDULE "A" - Report 2011-041-04
119 Water Street West



SUNTES PROVIDED:

	QUANTITY	(	200	S.F.)
GROUND FLOOR	2.00	(	200	S.F.)
SECOND FLOOR	0.00	(
THIRD FLOOR	13.00	(	200	S.F.)
TOTAL FLOORS WITHIN 10TH	91.00	(	700	S.F.)
TOTAL STRESS REQUIRED =				
	186.00	(	1100	S.F.)

PARKING SPACES PROVIDED:

	STANDARD SPACES	FRESH SPACES	***AT GRADE	***OUTDOOR
MAIN FLOOR (P1 LEVEL)	38.00	1.00		
SECOND FLOOR (P2 LEVEL)	54.00	1.00		
THIRD FLOOR (P3 LEVEL)	30.00	0.00		
TOTAL SPACES PROVIDED =	122.00	2.00		

STATISTICS

	sq.ft.	sq.ft.	%
SITE AREA	55,368.00	5,143.73	100.00%
BUILDING COVERAGE (FOOTPRINT)	27,656.67	2,568.41	49.85%
HARD SURFACE COVERAGE (<i>concrete/asphalt/gravel</i>)	5,078.38	565.41	10.80%
SOFT SURFACE COVERAGE	21,731.36	2,018.91	39.29%

ZONING CLASSIFICATION:

R9.X.2-3 Zone (119 Water Street) - Amending Bylaw (201-2006)

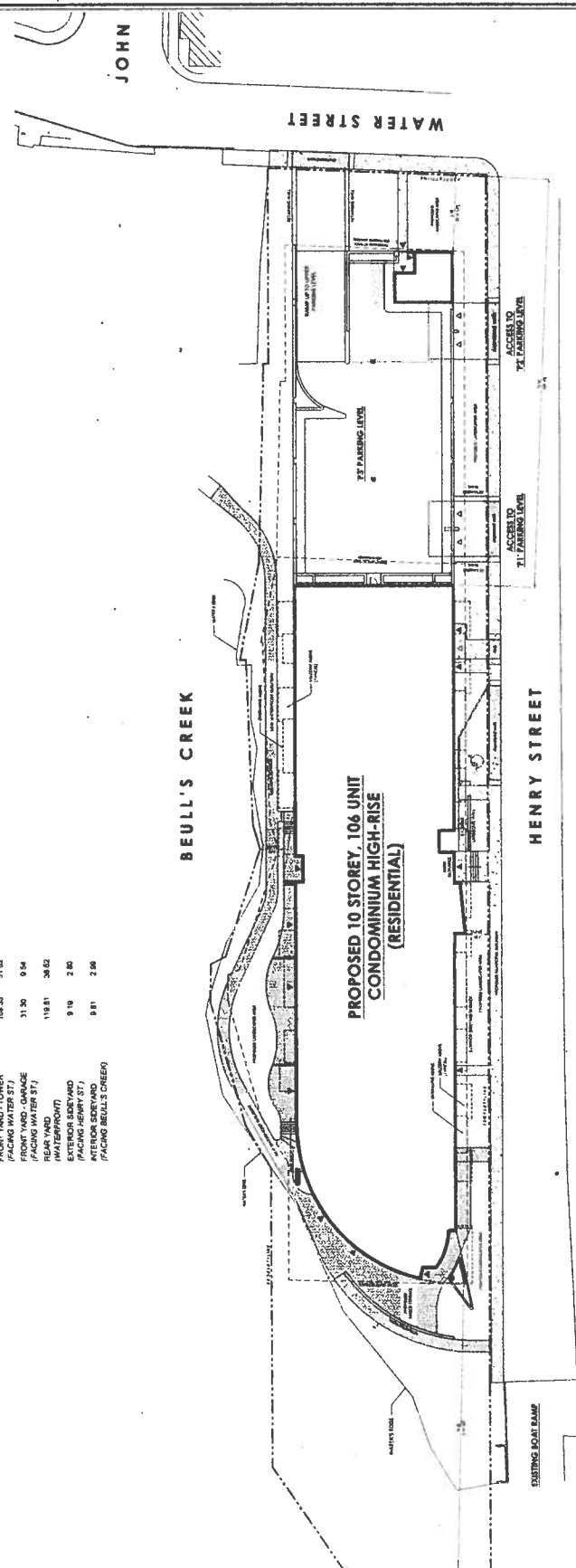
MAJOR OCCUPANCY(S):

GROUP 'C' (RESIDENTIAL) & 'F' (PARKING GARAGE)

	IN	OUT
MIN. REQUIRED SETBACKS		
FRONT YARD (BUILDING)	100.78	69.00
FRONT YARD (PARKING GARAGE)	31.17	9.50
REAR YARD	110.73	38.00
EXTERIOR SIDE YARD	3.18	2.00
INTERIOR SIDE YARD	7.72	2.00
PROMISED SETBACKS		
FRONT YARD (BUILDING)	108.35	51.03
FRONT YARD (PARKING WATER ST.)	31.30	0.44
FRONT YARD (GARAGE)		
(PACING WATER ST.)		
REAR YARD	119.81	38.52
WATERFRONT		
EXTERIOR SIDEYARD	9.19	2.80
(PACING HEIMPT ST.)		
INTERIOR SIDEYARD	9.81	2.80
(PACING HEIMPT ST.)		



SITE LOCATION KEY PLAN SCALE: N.T.S.



SITE PLAN LEGEND

PROPERTY LINE	WALL OR FENCE	NUMBER OF WINDOWS	INDICATES DISTANCE & METHOD OF APPROACH	TRAFFIC DIRECTION	WATER	DOWN-SLOPING ROOF	ROLLING GROUND, HILLS OR STEEP SLOPE
—	—	—	—	—	—	—	—

GAL DESCRIPTION

PART OF THE WATERFRONT
IN FRONT OF LOT 49 & LOT 4
AND LOT 49
AND PART OF LOT A, BLOCK 30
COMPILED PLAN NO. 47

CITY OF BROCKVILLE

PREPARED BY: D.I. ANNABLE
 PAYMENT ON: AUG 17, 2018

GENERAL NOTES:

[illegible]

Architectural Site Plan

Scale 1:200

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NO.	NAME	REGISTRATION NO.	DATE OF BIRTH	DATE OF EXAMINATION	MARKS	GRADE	REMARKS
1	ABHINAV K	10101	10/10/1998	10/10/2000	85	B	
2	ADARSH K	10102	10/10/1998	10/10/2000	85	B	
3	ADARSH K	10103	10/10/1998	10/10/2000	85	B	
4	ADARSH K	10104	10/10/1998	10/10/2000	85	B	
5	ADARSH K	10105	10/10/1998	10/10/2000	85	B	
6	ADARSH K	10106	10/10/1998	10/10/2000	85	B	
7	ADARSH K	10107	10/10/1998	10/10/2000	85	B	
8	ADARSH K	10108	10/10/1998	10/10/2000	85	B	
9	ADARSH K	10109	10/10/1998	10/10/2000	85	B	
10	ADARSH K	10110	10/10/1998	10/10/2000	85	B	

Don't let your business slip away.



ROCKVILLE LAMINATES INC.
10 STORY - 106 UNIT
CONDOMINIUM BUILDING



allen • chui architects

715

ARCHITECTURAL

A-100