

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 090-2006

*By-law to Adopt Official Plan Amendment Number 75
to the Official Plan for the City of Brockville
(119 Water Street West - File 266-75)*

WHEREAS the Council for the Corporation of the City of Brockville deems it expedient to amend the City of Brockville Official Plan, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE ENACTS AS FOLLOWS:

1. THAT Amendment No. 75 to the Official Plan for the City of Brockville is hereby adopted.
2. THAT Amendment No. 75 and Schedule thereto shall be read with and forms part of this by-law.

Given under the Seal of the
Corporation of the City of Brockville
and passed this 12th day of September, 2006



Mayor



Clerk

SCHEDULE "A" - BY-LAW 090-2006

AMENDMENT NO. 75 TO THE OFFICIAL PLAN FOR THE CITY OF BROCKVILLE

SECTION 1. TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1 Section 5 in its entirety constitutes Amendment No. 75 to the Official Plan of the City of Brockville.
- 1.2 Sections 1, 2, 3, and 4 do not constitute part of the formal Amendment, but provide more detailed information with respect to the Amendment.

SECTION 2. PURPOSE OF THE AMENDMENT

- 2.1 The purpose of this amendment is to revise subsection 7.2.1.6 a), being a site specific policy with respect to 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 (119 Water Street West), to increase the number of dwelling units to ninety (90) units.

The proposed amendment would also remove subsection 7.2.1.6 b), being a site specific policy with respect to the completion of the upgrade of Phase I to the Water Pollution Control Plant, as the referenced upgrade has been completed.

SECTION 3. LOCATION

- 3.1 This amendment consists of two parts referred to as Item (1) and (2).

Item (1)

Subsection 7.2.1.6 a) would be amended as noted in 2.1 above.

Item (2)

Subsection 7.2.1.6 b) would be removed.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1 The lands which are the subject of Amendment No. 75 to the Official Plan for the City of Brockville are located in the downtown area of Brockville, on the south side of Water Street West at the south west corner of Henry Street. The neighbourhood is a mix of commercial and residential uses, with a restaurant located to the west, residential uses on the north side of Water Street West, the Brockville Museum to the east, and the St. Lawrence River and Buell Creek to the south and south west.

J.E. Ironside Consulting Ltd., acting as Agent for Brockville Moorings Corporation, owner of the subject lands with municipal address 119 Water Street West, has submitted applications for amendment to the Official Plan for the City of Brockville and to 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 ninety (90) residential dwellings units. The proposed amendment to the Official Plan would change subsection 7.2.1.6 a), being a site specific policy to permit the increase in number of residential dwelling units to ninety (90) for the subject property. The proposed amendment to the Official Plan would also remove subsection 7.2.1.6 b), being a site specific policy with respect to the completion of the upgrade of Phase I to the Water Pollution Control Plant with regard to development of the subject lands. As the referenced upgrade has been completed, it is being requested that this item be removed.

A concurrent application for amendment to Zoning By-law 194-94 has been submitted to modify the existing site specific zoning to permit an increase in the height of the building to 32.5 m, an increase in the number of units to 90 units and adjustments to setbacks to the south west corner of the building and to the north parking structure.

Given that the Official Plan encourages intensification through infilling, consistent with the Provincial Policy Statement, the additional units proposed through amendments to the Official Plan and Zoning by-law 194-94 are appropriate.

SECTION 5. THE AMENDMENT

5.1 Details of the Amendment

The Official Plan is amended as follows.

Item 1

Subsection 7.2.1.6 a) is amended to read as follows:

"The 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 (119 Water Street West), may be redeveloped to accommodate a ninety (90) unit residential condominium building."

Item 2

Subsection 7.2.1.6 b) is removed in its entirety.