



Economic Development and Planning Committee

Tuesday, May 1, 2007

City Hall – Council Chambers

COMMITTEE MINUTES

ROLL CALL

COMMITTEE MEMBERS:

Councillor M. Kalivas, Chair
Councillor G. Beach

ABSENT:

Councillor Baker

STAFF:

Ms. J. Amini, Administrative Coordinator, Clerk's Office (Recording Secretary)
Mr. B. Casselman, City Manager
Mr. C. Cosgrove, Director of Operations
Mr. J. Faurschou, Planner I
Mr. D. Paul, Director of Economic Development
Ms. M. Pascoe Merkley, Director of Planning
Ms. S. Seale, City Clerk

OTHERS:

Ron Zajac, Recorder and Times

The Chair called the meeting to order at 4:00 p.m.

1. **2007-085-05**
 PROPOSED AMENDMENTS TO THE OFFICIAL PLAN
 AND TO ZONING BY-LAW 194-94
 6 COURT TERRACE, CITY OF BROCKVILLE
 APPLICANT: BRUCE LOUNSBURY
 FILE: 266-80, D14-118

Moved by: Councillor Beach

1. THAT Council for the Corporation of the City of Brockville adopt Official Plan Amendment No. 80 respecting lands described as Part of Lot 15, Concession 2, being Part 1 on Reference Plan 28R-1838, a portion of Part 1 on Reference Plan 28R-7206, and Part 1 on Reference Plan 28R-12476, City of Brockville, County of Leeds (6 Court Terrace) to add a new subsection, 7.2.1.9, being a site specific policy to permit the subject property to be used in part for the administrative offices of an Industrial firm as well as for residential dwelling unit(s).
2. THAT Zoning By-law 194-94 be amended to rezone lands described as Part of Lot 15, Concession 2, being Part 1 on Reference Plan 28R-1838, a portion of Part 1 on Reference Plan 28R-7206, and Part 1 on Reference Plan 28R-12476, City of Brockville, County of Leeds (6 Court Terrace) to R4-X2-9-General Residential Site Specific Zone to permit the first and second levels of the building on the subject property to be utilized for the administrative offices of an industrial firm, as well as other uses permitted in the R4 Zone.
3. THAT cash-in-lieu of parking be required for any deficiency in parking created by the conversion of residential units in the building at 6 Court Terrace to the administrative offices of an industrial firm.
4. THAT an Encroachment Agreement be authorized for a barrier free access ramp on Church Street along the north face of 6 Court Terrace, upon receipt of the requisite application and fee.
5. THAT approval-in-principle be given to an amendment to Sign By-law 84-89 with respect to the installation of a heritage-style sign at 6 Court Terrace for business identification.

CARRIED

Councillor Kalivas asked if the number of spaces being subject to cash in lieu of parking could be confirmed at Council. Ms. Pascoe Merkley noted that the deficiency in parking spaces at the present time is 2 however this could be lowered to 1 depending on more accurate floor area calculations. She did not feel that the number would climb higher than 2 however she will confirm this for the Council meeting.

Councillor Beach asked how cash in lieu of parking agreement solves the parking problem. Ms. Pascoe Merkley noted that it pushes the parking problem onto the City. The funds are placed into a parking reserve to create additional parking. It may be that there are no conflicts with on-site parking spaces however there is no guarantee.

2. **2007-086-05**
SITE PLAN CONTROL APPROVAL
PARKEDALE AVENUE EAST, BROCKVILLE
OWNER: CALLOWAY REIT (BROCKVILLE) INC.
AGENT: P. LISICIO, SMARTCENTRES
FILE: D11-371

Moved by: Councillor Beach

1. THAT Site Plan Approval be granted for a new commercial development on Parkedale Avenue, City of Brockville, said development to be in accordance with the following drawings:
 - i) SITE PLAN – COMMERCIAL DEVELOPMENT, PARKEDALE AVE. & NORTH AUGUSTA, BROCKVILLE, ONTARIO.” Issued by Petroff Partnership Architects, Project No 02099, Drawing No SA-003, dated 23 January 2007, as revised.
 - ii) SITE SERVICING PLAN – CALLOWAY REIT – BROCKVILLE, SITE 3 – PHASE 1, BROCKVILLE, ONTARIO, CANADA.” Issued by Stantec Consulting Ltd., Project No 160400460, Drawing No SSP-1, Dated 01 March 2007, as revised.
 - iii) GRADING PLAN – CALLOWAY REIT – BROCKVILLE, SITE 3 – PHASE 1, BROCKVILLE, ONTARIO, CANADA.” Issued by Stantec Consulting Ltd., Project No 160400460, Drawing No. GP-1, Dated 01 March 2007, as revised.

- iv) DETAILS / EROSION CONTROL – CALLOWAY REIT – BROCKVILLE, SITE 3 – PHASE 1, BROCKVILLE, ONTARIO, CANADA.” Issued by Stantec Consulting Ltd., Project No 160400460, Drawing No D-1, Dated 01 March 2007, as revised.
- v) COMPOSITE UTILITY PLAN – CALLOWAY REIT – BROCKVILLE, SITE 3 – PHASE 1, BROCKVILLE, ONTARIO, CANADA.” Issued by Stantec Consulting Ltd., Project No 160400460, Drawing No CUP-1, Dated 01 March 2007, as revised.
- vi) LANDSCAPE PLAN – BROCKVILLE COMMERCIAL DEVELOPMENT, SITE 3, Issued by Larocque Levstek Consulting Services, Project No. 758, Drawing No. L-1, Dated February 2007, as revised.
- vii) ELEVATIONS – BROCKVILLE, ONTARIO: BUILDING K – 51,400 SF. Issued by Petroff Partnership Architects, Job No. 04074.03, Drawing No. SD-129, Page 05A-K, Dated 15 December 2006, as revised.
- viii) ELEVATIONS – BROCKVILLE, ONTARIO: BUILDING K – 51,400 SF. Issued by Petroff Partnership Architects, Job No. 04074.03, Drawing No. SD-129, Page 05B-K, Dated 15 December 2006, as revised.
- ix) ELEVATIONS – COMMERCIAL DEVELOPMENT, PARKEDALE & NORTH AUGUSTA ROAD, BROCKVILLE, ONTARIO: BUILDING “M”. Issued by Turner Fleischer Architects Inc., Drawing No. A3-M, File No. ELEV-M-01.dwg, Dated 28 September 2005, as revised.

CARRIED

Councillor Kalivas asked what the start date of construction would be. Ms. Liscio stated that construction would commence in July and they hope that the bulk of the construction would be complete before the winter. The stores should be taking possession in early 2008.

Councillor Kalivas noted that this is a high traffic road for a bus stop. Mr. Cosgrove noted that there are a number of bus stops along Parkedale Avenue, and that this is a signalized intersection.

3. **2007-087-05**
 SITE PLAN CONTROL APPROVAL
 25 FRONT AVENUE, BROCKVILLE
 OWNER: LEEDS AND GRENVILLE
 REHABILITATION AND COUNSELING SERVICES
 AGENT: EASTERN ENGINEERING GROUP INC.
 FILE: D11-373

Moved by: Councillor Beach

THAT Site Plan Approval be granted for redevelopment of the existing building and facilities at 25 Front Avenue to accommodate the Brockville and Area Community Resource Centre and associated site improvements, said development to be in accordance with the following drawings:

- i) SITE PLAN - BROCKVILLE & AREA COMMUNITY RESOURCE CENTRE, FRONT AVENUE, BROCKVILLE, ONTARIO. Issued by Eastern Engineering Group Inc., Project No. 2179, Drawing No. C1, Dated 23 January 2006, as revised.
- ii) NOTES AND DETAILS - BROCKVILLE & AREA COMMUNITY RESOURCE CENTRE, FRONT AVENUE, BROCKVILLE, ONTARIO. Issued by Eastern Engineering Group Inc., Project No. 2179, Drawing No. C2, Dated 23 January 2006, as revised.
- iii) COURTYARD LANDSCAPING - BROCKVILLE & AREA COMMUNITY RESOURCE CENTRE, FRONT AVENUE, BROCKVILLE, ONTARIO. Issued by Eastern Engineering Group Inc., Project No. 2179, Drawing No. C3, Dated 07 July 2005, as revised.
- iv) ELEVATIONS 1 - BROCKVILLE & AREA COMMUNITY RESOURCE CENTRE, FRONT AVENUE, BROCKVILLE, ONTARIO. Issued by Eastern Engineering Group Inc., Project No. 2179, Drawing No. A32, Dated 07 July 2005, as revised.
- v) ELEVATIONS 2 - BROCKVILLE & AREA COMMUNITY RESOURCE CENTRE, FRONT AVENUE, BROCKVILLE, ONTARIO. Issued by Eastern Engineering Group Inc., Project No. 2179, Drawing No. A33, Dated 07 July 2005, as revised.

CARRIED

Mr. Dave Poole noted that with respect to storm water run off, this development will improve the situation, however representatives from the CRCA have not yet been to inspect the site. Mr. Faurschou noted that any comments from the CRCA will not affect the building but may affect the parking area. Any detailed requirements will be worked into the Site Plan Control Agreement.

Councillor Kalivas asked if emergency vehicles could access the entire building. Mr. Faurschou noted that there are 2 accesses for emergency vehicles that the public will be discouraged from using.

Ms. Belia Brandow noted that the intention is to amalgamate 5 or 6 agencies that provide mental health services into one central location. She further noted that the services of the building would be primarily office space with one area that would be for social and recreational activities. Loaves and Fishes will be relocating to this location and will run the kitchen. She noted that there will be some staff on location during evening hours and a crises centre from Elmgrove will be there at all times.

Councillor Kalivas asked if the Friendship Centre would also be located at this site or will it remain downtown. Ms. Brandow noted that the Friendship Centre is now the Leeds and Grenville Rehabilitation Counselling Services and will be located at this site.

4. **2007-089-05**
REQUEST FOR ENCROACHMENT AGREEMENT
UPPER CANADA DISTRICT SCHOOL BOARD
PROPOSED PARKING AREA
BROCKVILLE COLLEGIATE INSTITUTE
90 PEARL STREET EAST

Moved by: Councillor Beach

THAT Council authorize the Mayor and Clerk to execute an encroachment agreement with the Upper Canada District School Board for the encroachment of a school drop off and pick up zone at Brockville Collegiate Institute, 90 Pearl Street East, that encroaches onto the Pearl Street East road allowance to a maximum of 5.4 metres (17.72 ft.)

CARRIED

Councillor Kalivas asked if this encroachment will require the removal of trees along Pearl Street. Ms. Seale noted that only the landscaping located closer to

the school will be affected.

Councillor Beach asked if vehicles also use Ormond Street to drop off students. Ms. Seale noted that Ormond Street is also used however it is a wider roadway. The area will be monitored to determine if additional restrictions on Ormond Street are required. She further noted that signage will be erected that indicates drop off area only and this will be enforced by the school. There is sufficient staff parking on the site and as such, does not see abuse of the drop off area being an issue.

Mr. Faurschou noted that the School Board wishes to start construction of this project in June as there are additional renovations that are taking place inside the school, specifically an elevator is to be added to improve accessibility.

5. ECONOMIC DEVELOPMENT BRIEFING

Mr. Paul provided an overview of the briefing that was included in the agenda.

Councillor Beach asked if the City receives any inquiries from manufacturing companies off shore. Mr. Paul noted that manufacturing is a rarity and what little interest there is comes from the Chinese.

6. DATE FOR JUNE EDP MEETING

The date for the June Economic Development and Planning meeting will take place the week of the 18th. The Clerk's Office will send out a notice during the last week of May that the June 5th meeting has been re-scheduled due to the OMB hearing on the Fuller project.

5. ADJOURNMENT

The meeting adjourned at 4:55 p.m. The next regular meeting of the Economic Development and Planning Committee is scheduled for the week of June 18th, 2007.