



Economic Development and Planning Committee

Tuesday, January 5, 2016, 5:15 pm
City Hall, Council Chambers

<u>Committee Members</u>	<u>Areas of Responsibility</u>	
Councillor P. Deery, Chair	Economic Development Planning	Economic Development Advisory Team
Councillor L. Bursey	Chamber of Commerce	Museum Board
Councillor M. Kalivas	DBIA	Library Board
Councillor D. LeSueur	Heritage Brockville	Arts Centre
Mayor D. Henderson, Ex-Officio		Tourism

Page

COMMITTEE AGENDA

Disclosure of Interest

Delegations and Presentations

Nil.

Correspondence

Nil.

Staff Reports

3 - 15

1. 2016-002-01
Proposed Amendment to Zoning By-law 050-2014
100 Stewart Boulevard, Brockville
Owner: Royal Brock Retirement Living Inc.

THAT Zoning By-law 050-2015 be amended to modify the C2-9 General Commercial Special Exception Zone in effect on lands with municipal address 100 Stewart Boulevard to allow those uses permitted in the C2 Zone as well as a retirement home.

16 - 18

2. 2016-004-01
Request to Stop Up, Close and Dispose of a portion
of Charles Street to Brockville General Hospital

THAT Council declare that Charles Street between Ormond Street and Bartholomew Street to be surplus and authorize the stop up and close of said lands conditional upon suitable resolution between the property owner of 135 Ormond Street and the Brockville

Economic Development and Planning Committee
January 5, 2016

General Hospital concerning access to the 2nd floor at 135 Ormond Street.

THAT the subject property be sold to the Brockville General Hospital for two dollars (\$2.00) plus all associated costs on the transaction inclusive of publication notices, survey and legal costs subject to easements to water, sewer, Bell and Cogeco; and

THAT the Mayor and Clerk be authorized to execute all necessary documents to give effect to the intention thereof.

New Business - Reports from Members of Council

Nil.

Consent Agenda

Motion to Move into Closed Session (5:45 pm)

THAT pursuant to Municipal Act, 2001, Section 239, Sub. 2, (c), the Committee resolve itself into Closed Session to consider:

1. a proposed or pending acquisition or disposition of land by the municipality or local board;

Report of the Committee from Closed Session

THAT the EDP Committee rise from Closed Session without reporting.

Adjournment

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for February 2, 2016.

11 December 2015

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE – January 05, 2016

2016-002-01

PROPOSED AMENDMENT TO ZONING

BY-LAW 050-2014, 100 STEWART BLVD.

OWNER: ROYAL BROCK RETIREMENT LIVING INC.

APPLICANT: NOVATECH (Greg Mignon)

FILE: D14-010₍₀₅₀₋₂₀₁₄₎

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
JONATHAN FAURSCHOU
PLANNER I**

RECOMMENDATION

THAT Zoning By-law 050-2015 be amended to modify the C2-9 General Commercial Special Exception Zone in effect on lands with municipal address 100 Stewart Boulevard to allow those uses permitted in the C2 Zone as well as a retirement home.

PURPOSE

The purpose of this report is to provide recommendations on an application for amendment to City of Brockville Zoning By-law 050-2015 respecting the property at 100 Stewart Boulevard.

BACKGROUND

Novatech, acting for the property owner, Royal Brock Retirement Living Inc., filed an application for amendment to City of Brockville Zoning By-law 050-2014 with respect to lands legally described as Part of Park Lot D, Block 40, Compiled Plan 67, City of Brockville, County of Leeds; municipal address 100 Stewart Blvd. A supporting letter of request and explanation, which was provided with the application, has been attached as **Schedule "A"** to this Report. The application for an amendment to Zoning By-law 050-2014 would modify the text of the current C2-9 General Commercial Special Exception Zone to permit those uses permitted in the C2 Zone, a mixed commercial/residential building and a retirement home.

The development proposal would convert the existing hotel to a retirement home, with site layout and surface parking facilities generally remaining the same.

As outlined in correspondence dated October 08, 2015, received from Novatech with the submission of the application, the requested amendment would accommodate conversion of the hotel into a retirement home, and would allow for conversion of the existing restaurant, fitness centre and other commercial spaces into a dining room and amenity space for the retirement home. Redevelopment of the subject property will take

place in two phases. The proposal would also accommodate future plans to convert some of the fitness centre area into retirement suites and additional amenity spaces such as a movie theatre, lounge and salon for retirement residents. In addition, an additional building may be constructed on the lot. The amended C2-9 Zone, if approved, would also continue to permit commercial uses and mixed commercial/residential buildings while removing the requirement for commercial uses to be located within the ground floor of a retirement home building.

Zoning and Official Plan Information:

Official Plan:	Mixed Use and Commercial Area
Existing Zoning:	C2-9 – General Commercial Special Exception Zone
Proposed Zoning:	Modification to the C2-9 – General Commercial Special Exception Zone to permit those uses permitted in the C2 Zone, a mixed commercial/residential building and a retirement home.

Site Characteristics:

The lands have a lot area of 13,086.0 m², with lot frontages on Stewart Blvd. (156.7 m), Schofield Avenue (75.0 m), Central Avenue West (62.0 m), and Perth Street (13.0 m). The subject land is currently occupied by the former Royal Brock – Quality Hotel.

Schedule “B” to this report shows the location of the subject lands, existing conditions and proposed site improvements.

Surrounding Land Use:

North: Lands located to the north (across Central Avenue West) are zoned R6-Multiple Residential Zone; occupied by an older apartment building.

East: Lands located to the east are zoned R2-Single Detached Residential Zone; occupied by single detached dwellings fronting on Stewart Blvd.

South: Lands located to the south are zoned:

R2-Single Detached Residential Zone; occupied by single detached dwellings fronting on Schofield Avenue and Stewart Blvd.

R5-Multiple Residential Zone; occupied by an older apartment complex fronting on Schofield Avenue.

C1-6-Local Commercial Special Exception Zone; occupied by a personal service establishment.

R3-General Residential Zone; occupied by a semi-detached dwelling.

West: Lands located to the west (on Perth Street) are zoned:

C1-5-Local Commercial Special Exception Zone; occupied by an older stone building permitting a personal service establishment and one apartment unit; or two residential apartment units.

R3-General Residential Zone (immediately adjacent to the Royal Brock property and across Perth Street at Central Avenue West); occupied by older single detached residential dwelling units.

R3-General Residential Zone (west side of Perth Street); occupied by a mix of residential dwelling units.

R5-Multiple Residential Zone (west side of Perth Street); occupied by an older twelve (12) unit apartment building.

Public Participation

The application requesting a Zoning Amendment has proceeded through the normal review process. On 01 December 2015, a Public Meeting (Report No. 2015-130-12) was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on 5 November 2015 and was circulated to property owners within 120.0 metres (400.0 feet) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning By-law 050-2014. Comments from City Departments and affected agencies were also solicited. The minutes of the Public Meeting held on 01 December 2015 are attached as **Schedule "C"** to this Report.

Comments Received are summarized below:

1. Steve Allen, Supervisor of Engineering (memo dated November 06, 2015):

"The Environmental Services Department has reviewed the request for a zoning by-law amendment dated November 5, 2015 that would allow for the conversion of the existing site from a "hotel to a retirement home with or without the commercial uses" and we are not opposed to the application."

2. Conal Cosgrove, Director of Operations (memo dated November 14, 2015):

"The Operations Department has no comments with respect to this application."

3. Greg Healy, Chief Fire Prevention Officer (memo dated November 20, 2015):

"After reviewing the proposal for the above-noted project, please be advised that this Department has no fire safety concerns at this time.

We would suggest circulation of drawings for the building permit."

4. Brent Caskenette, Chief Building Official (memo dated November 09, 2015):

"Our review of the Zoning By-law Amendment notice for the above noted subject site development has been completed and at this time would advise that we have no concerns, provided that the applicant obtain the necessary permits for creation of additional units and proposed renovations.

The applicant should be made aware that a review of complete construction drawings at the time of application for a building permit may reveal requirements of the Ontario Building Code, not evident as part of this notice, which may affect the site development."

5. Nikki De Groot, Municipal Planning Advisor, Distribution Planning & Records, Enbridge Gas Distribution (letter dated December 04, 2015):

*"Enbridge gas does not object to the proposed application(s).
Enbridge Gas Distribution reserves the right to amend or remove development conditions."*

No comments from the Public have been received to-date.

ANALYSIS

Provincial Policy Considerations:

The Provincial Policy Statement 2014 (PPS) issued under Section 3 of the Planning Act provides policy direction on matters of Provincial interest related to land use planning and development. Section 3 of the Planning Act further directs that Council decisions affecting planning matters *"shall be consistent with"* the Provincial Policy Statement.

Part V of the PPS contains various policies. Those policies relevant to the subject application are found in Section 1.0 Building Strong Healthy Communities. Within this Section are statements on managing and directing land use to achieve efficient development and land use patterns.

More specifically, Subsection 1.1.1 speaks to healthy, liveable and safe communities which are to be sustained by, among other elements, accommodating an appropriate range and mix of residential units, institutional (including long term care homes), and

promoting efficient development, by accommodating a mix of land uses to meet long-term needs, promoting cost-effective development standards to minimize land consumption and servicing costs, and improving accessibility for persons with disabilities and the elderly, among other things.

Section 1.2.6 deals with Land Use Compatibility and states that “Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

Section 1.3.1 states among others that Planning Authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs.

Section 1.4 states identifies the need for an appropriate range and mix of housing types and densities by permitting and facilitation all forms of housing to meet the social, health and well-being requirements of current and future residents, including special needs (persons with disabilities and housing for seniors) requirements.

The proposed change of use is to occur within an existing, municipally serviced building and within a centrally located, developed and well serviced neighbourhood.

In addition, the proposed change of use envisions the provision of a significant facility for seniors with a potential commercial component within the existing building and/or through the construction of a new separate commercial building on available surplus lands.

Accordingly, the proposed change of use is consistent with the above-stated goals, objectives and policies of the PPS 2014.

Official Plan Considerations

The Official Plan provides guidance on how to manage future growth, development, and change within the City of Brockville. The subject properties are designated under Schedule 1 - City Structure, of the Official Plan, as “Mixed Use and Commercial Area” (Section 4.5) with “Mixed Use Node” provisions (Section 3.2.2.1).

The goal of the Official Plan is to create a sustainable City in terms of health and vitality, that is economically viable and diverse, has high quality municipal services and amenities, and is well planned.

Section 2.3 outlines strategic planning themes which include "A Sustainable, Healthy, and Vital City", "An Economically Strong and Diverse City", "A High Quality of City Services and Amenities", and "A Well-Planned Responsive City". Specifically, "A Sustainable, Healthy, and Vital City" outlines, among others, that the City is to conserve and enhance the natural environment while promoting a healthy and safe community and promote a flexible and adaptive economic environment that encourages investment and a broad range of employment opportunities.

The proposed change of use of a former hotel to a seniors building, with commercial component potential, assists in reinforcing the strong sense of community by providing an alternative housing opportunity and promoting a stronger healthy and safe community.

Section 3 addresses building a healthy and sustainable City. Through Policy 3.2.3 which describes the City's Urban Area, it is noted that the City should support opportunities for infill, redevelopment and intensification through a mix and range of uses appropriate within the community context. This is further supported through policies under Section 3.2.2.1-Mixed Use Nodes and Corridors, wherein the node is a city-wide focal point accommodating a range commercial/retail/service uses, a mix of residential uses, etc. which will not have a destabilizing effect on established neighbourhoods. The reuse of the former hotel also contributes to the vision of the Stewart Boulevard/Hwy 401 gateway as being a "doorstep" by expanding the diversity of available housing stock within the City.

Section 3.2.6 speaks to "Mixed-Use and Commercial Areas" and that the City is to adapt the commercial nodes to a flexible and mixed use form, including but not limited to, buildings which may include a range of housing opportunities, leisure, recreation and social opportunities, amenities, facilities and infrastructure also cater to the needs of aging and active populations.

Section 3.5-Strengthening Our Essential Human Services, addresses various forms of housing, both new and old while ensuring that such uses are acceptable in terms of traffic generation, location, design, etc.

Section 4.5 addresses the Mixed Use and Commercial Area including permitted uses and land use and built form policies. Subsection 4.5.23 recognises "*special needs housing, senior citizens' homes and similar housing facilities for seniors.*"

In general, there does not appear to be any conflict with the Official Plan policies with respect to a project of this nature in this location. In fact, it would advance many of the City's goals and objectives as described therein through the re-use of a building in transition at a prominent city gateway location.

Zoning By-law Considerations:

The subject property is currently zoned as C2-9 – General Commercial Special Exception Zone. The application for an amendment to Zoning By-law 050-2014 requests the modification of the text of the current C2-9 General Commercial Special Exception Zone to permit those uses permitted in the C2 Zone, a mixed commercial/residential building and a retirement home.

The current text of the C2-9 – General Commercial Special Exception Zone reads as follows:

“6.3.5.9 C2-9 Zone (100 Stewart Blvd.)

The uses permitted in the C2-9 Zone shall be those uses permitted in the C2 Zone, as well as a mixed commercial/residential development. For purposes of the C2-9 Zone, a “mixed commercial/residential development” is as defined in this by-law, however, the residential component may consist of a retirement home, and a minimum of 935.0 sq. m. of ground floor space must be devoted to one or more commercial uses permitted in this zone.”

The applicant has requested the current zoning would continue to permit those uses permitted in the C2 Zone and a mixed commercial/residential building while adding a retirement home as a permitted use. Additionally, as it relates to the mixed commercial/residential building permitted in the C2-9 Zone, the applicant requests the removal of the text which establishes that a minimum of 935.0 sq. m. of ground floor space must be devoted to one or more commercial uses.

The rationale put forward by the applicant recognizes that there may be potential for commercial space within the building or in a stand-alone building to be developed on the site in the future, but due to the nature and requirements of the proposed use of the building, being a retirement home, specifying that a commercial area with a minimum floor area of 935 m² on the ground floor is problematic. Accordingly, the applicant has requested that the minimum commercial floor area on the ground floor be deleted.

It should be noted that all C2 uses are intended to continue to be permitted in the C2-9 Zone. Since a mixed commercial/residential building is already a permitted use, it is not necessary to re-state this in the text of the C2-9 Zone.

Should the recommendation above be accepted by Council, the revised text for the C2-9 Zone would read similar to the following:

“6.3.5.9 C2-9 Zone (100 Stewart Boulevard):

The uses permitted in the C2-9-General Commercial Special Exception Zone shall be those permitted within the C2- General Commercial Special Exception

Zone as well as a retirement home."

The Planning Department has no objection to the requested zoning as it maintains the general intent of the existing zoning while allowing for flexibility and re-use of an iconic building within the City.

POLICY IMPLICATIONS

As noted in the Analysis section of this report, the proposed amendment to Zoning By-law 050-2014 for 100 Stewart Boulevard is consistent with the PPS and with the relevant policies of the City's Official Plan.

FINANCIAL CONSIDERATIONS

All costs associated with the use of the property are the responsibility of the Owner/Applicant.

CONCLUSION

Following review of the PPS, Official Plan and Zoning By-law, it is reasonable to allow for the C2-9 - General Commercial Special Exception Zone to be modified to allow those uses permitted in the C2 Zone as well as a retirement home. This is reflected in the recommendation at the beginning of this report.



M. Pascoe Merkley, MCIP, RPP
Director of Planning



J. Faurschou, MCIP, RPP
Planner I



B. Casselman
City Manager

October 8th, 2015

City of Brockville
Planning Department
1 King Street West, P.O. Box 5000
Brockville, ON
K6V 7A5

Attention: Maureen Pascoe-Merkley, MCIP, RPP, Director of Planning

Dear Ms. Pascoe-Merkley:

**Reference: Brockville Retirement Home
100 Stewart Boulevard
Zoning By-law Amendment Application
Our File No.: 115146**

Novatech has been retained to file a zoning by-law amendment application for the Royal Brock hotel property located at 100 Stewart Boulevard. The subject property is located on the west side of Stewart Boulevard between Central Avenue and Schofield Avenue, and is legally described as Part of Park Lot D, Block 40 of Compiled Plan 67, in the City of Brockville. It has a lot area of 13,086 m² (1.3 ha) and lot frontages of approximately 156.7 metres on Stewart Boulevard, 75 metres on Schofield Avenue, 62 metres on Central Avenue and 13 metres on Perth Street.

The Royal Brock Hotel ranges in height from one to five storeys and includes a total of 80 guestrooms, 3 conference/meeting rooms, a restaurant, bar, and a fitness centre with a gym, pool, sauna, and 8 racket sport courts. 'The Pier Community Outreach' center, run by the Pier Church, is located in the basement of the Royal Brock Hotel. Various ministries catering to the community at large are hosted at The Pier, Monday through Saturday. The remainder of the property consists of landscaped areas and outdoor surface parking facilities. There are five points of access to the property; two on Stewart Boulevard, two on Schofield Avenue and one on Perth Street.

The development proposal involves the conversion of the existing hotel to a retirement home, with the site layout and surface parking facilities generally remaining the same. The Pier Community Outreach centre will continue to hold its ministries from its current location in the basement of the building.

The subject property is zoned C2-9, which permits *"those uses in the C2 Zone, as well as a mixed commercial/residential development. For purposes of the C2-9 Zone, a "mixed commercial/residential development" is as defined in this by-law, however, the residential component may consist of a retirement home, and a minimum of 935.0 sq. m. of ground floor space must be devoted to one or more commercial uses permitted in this zone"*.

The requested zoning by-law amendment would delete the existing above-noted text of the C2-9 Zone (Section 6.3.5.9) and replace it with the following:

M:\2015\115146\DATA\APPLICATION\ZONING\2016-002-01\COVER LETTER\ZBA.DOCX



"The uses permitted in the C2-9 Zone shall be those uses permitted in the C2 Zone, a mixed commercial/residential building and a retirement home"

The modification to the text of the C2-9 Zone would accommodate the conversion of the hotel into a retirement home, and would allow the conversion of the existing public restaurant, fitness centre and other spaces into a dining room and amenity space for the retirement home, with no requirement that they be open to the general public. In addition, it would accommodate future plans to convert some of the fitness centre into retirement suites and additional amenity spaces such as a movie theater, lounge, and salon for retirement residents. As amended, the C2-9 Zone would continue to permit commercial uses, as well as mixed commercial/residential buildings; it would merely not oblige them to be located within the ground floor of a retirement home building.

The conversion will take place in two phases. Preliminary floor plans and elevations for each phase accompany this application for reference purposes.

A subsequent Site Plan application will be filed to address any exterior modifications to the building required as part of the conversion process.

In support of this zoning by-law amendment application, please find the following documents enclosed:

- Application form (3 copies)
- Application fee of \$2,275 made out to the City of Brockville
- Preliminary Site Plan, 'Plot Plan' (3 copies, 11x17)
- Preliminary Floor Plans and elevations, Phase 1 and Phase 2 (3 copies, 11x17)
- PDF of Preliminary plans

Please do not hesitate to contact me in the event you require further information or clarification.

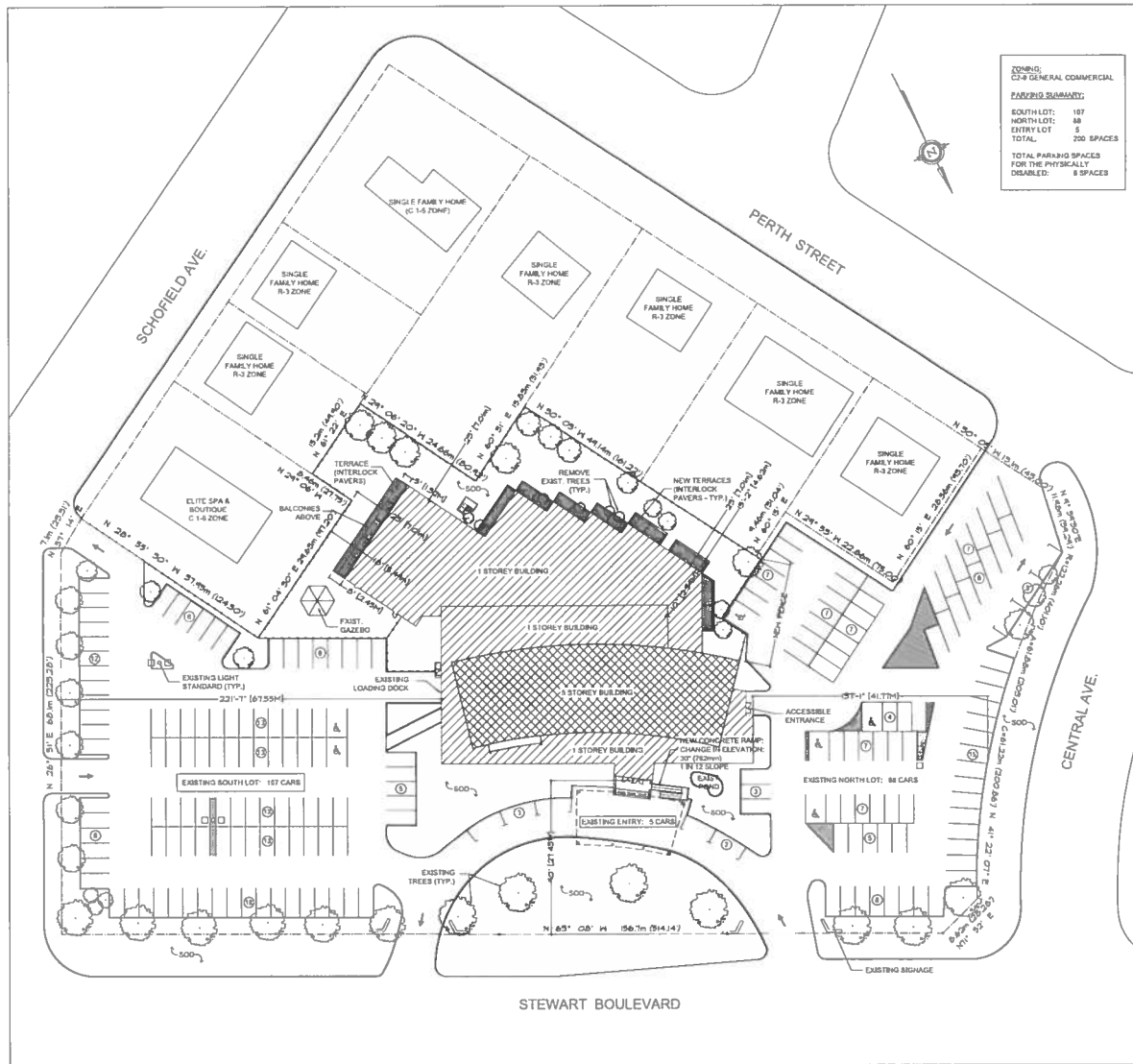
Yours truly,

NOVATECH

Sarah McCormick
Planner / Urbaniste

C.c Tom Gallivan, 1467703 Ontario Inc.

NOVATECH ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS



DBC 2012 DATA MATRIX - PART 3 & PART 11	DBC REFERENCE
1 Project Description	Existing hotel to be converted into a retirement home and residential care facilities
2 Building Area (sq.m.)	75,878 square ft / 245,141 sq. ft
3 Major Occupancy	C & B
4 Number of Stories	5 stories + basement
5 Height of Building	approx. 17m
6 Number of Stairs/Escapes/Ramps	three
7 Building Construction	existing building
8 Sprinkler System	yes, new
9 Fire Alarm	yes, existing
10 Water Service/Supply is Adequate	yes
11 Actual Construction	New Construction
12 Mirrored Area	no
13 Occupant load based on design	Phase 1: 64 suites @ 1/bedroom = 64 Phase 2: 22 suites @ 1/bedroom = 22 10 Staff Total: 96
14 Barrier-free Design	yes
15 Existing Fire Resistance Rating (FRR)	Horizontal Assemblies (FRR) (Hours) Floors 45 min Roofs 45 min (combustible) FRR of Supporting Members Floors 45 min Roofs 45 min (combustible)
16	Requires FRR between sleeping rooms & adjacent rooms = 1 hr, FRR min Requires FRR between sleeping rooms & corridor = 1 hr, FRR min Sound transmission class = STC 50 (Between units) = 55 (Between units & elevator hoistways)
17	Table 11.4.3.1 ASHRAE ventilation standard to be reviewed by Mech. Eng.
18	Table 11.4.3.2 ASHRAE ventilation standard to be reviewed by Mech. Eng.
19	Table 11.4.3.3 ASHRAE ventilation standard to be reviewed by Mech. Eng.
20	Table 11.4.3.4 ASHRAE ventilation standard to be reviewed by Mech. Eng.
21	Table 11.4.3.5 ASHRAE ventilation standard to be reviewed by Mech. Eng.
22	Table 11.4.3.6 ASHRAE ventilation standard to be reviewed by Mech. Eng.
23	Table 11.4.3.7 ASHRAE ventilation standard to be reviewed by Mech. Eng.
24	Table 11.4.3.8 ASHRAE ventilation standard to be reviewed by Mech. Eng.
25	Table 11.4.3.9 ASHRAE ventilation standard to be reviewed by Mech. Eng.
26	Table 11.4.3.10 ASHRAE ventilation standard to be reviewed by Mech. Eng.
27	Table 11.4.3.11 ASHRAE ventilation standard to be reviewed by Mech. Eng.
28	Table 11.4.3.12 ASHRAE ventilation standard to be reviewed by Mech. Eng.
29	Table 11.4.3.13 ASHRAE ventilation standard to be reviewed by Mech. Eng.
30	Table 11.4.3.14 ASHRAE ventilation standard to be reviewed by Mech. Eng.
31	Table 11.4.3.15 ASHRAE ventilation standard to be reviewed by Mech. Eng.
32	Table 11.4.3.16 ASHRAE ventilation standard to be reviewed by Mech. Eng.
33	Table 11.4.3.17 ASHRAE ventilation standard to be reviewed by Mech. Eng.
34	Table 11.4.3.18 ASHRAE ventilation standard to be reviewed by Mech. Eng.
35	Table 11.4.3.19 ASHRAE ventilation standard to be reviewed by Mech. Eng.
36	Table 11.4.3.20 ASHRAE ventilation standard to be reviewed by Mech. Eng.
37	Table 11.4.3.21 ASHRAE ventilation standard to be reviewed by Mech. Eng.
38	Table 11.4.3.22 ASHRAE ventilation standard to be reviewed by Mech. Eng.
39	Table 11.4.3.23 ASHRAE ventilation standard to be reviewed by Mech. Eng.
40	Table 11.4.3.24 ASHRAE ventilation standard to be reviewed by Mech. Eng.
41	Table 11.4.3.25 ASHRAE ventilation standard to be reviewed by Mech. Eng.
42	Table 11.4.3.26 ASHRAE ventilation standard to be reviewed by Mech. Eng.
43	Table 11.4.3.27 ASHRAE ventilation standard to be reviewed by Mech. Eng.
44	Table 11.4.3.28 ASHRAE ventilation standard to be reviewed by Mech. Eng.
45	Table 11.4.3.29 ASHRAE ventilation standard to be reviewed by Mech. Eng.
46	Table 11.4.3.30 ASHRAE ventilation standard to be reviewed by Mech. Eng.
47	Table 11.4.3.31 ASHRAE ventilation standard to be reviewed by Mech. Eng.
48	Table 11.4.3.32 ASHRAE ventilation standard to be reviewed by Mech. Eng.
49	Table 11.4.3.33 ASHRAE ventilation standard to be reviewed by Mech. Eng.
50	Table 11.4.3.34 ASHRAE ventilation standard to be reviewed by Mech. Eng.
51	Table 11.4.3.35 ASHRAE ventilation standard to be reviewed by Mech. Eng.
52	Table 11.4.3.36 ASHRAE ventilation standard to be reviewed by Mech. Eng.
53	Table 11.4.3.37 ASHRAE ventilation standard to be reviewed by Mech. Eng.
54	Table 11.4.3.38 ASHRAE ventilation standard to be reviewed by Mech. Eng.
55	Table 11.4.3.39 ASHRAE ventilation standard to be reviewed by Mech. Eng.
56	Table 11.4.3.40 ASHRAE ventilation standard to be reviewed by Mech. Eng.
57	Table 11.4.3.41 ASHRAE ventilation standard to be reviewed by Mech. Eng.
58	Table 11.4.3.42 ASHRAE ventilation standard to be reviewed by Mech. Eng.
59	Table 11.4.3.43 ASHRAE ventilation standard to be reviewed by Mech. Eng.
60	Table 11.4.3.44 ASHRAE ventilation standard to be reviewed by Mech. Eng.
61	Table 11.4.3.45 ASHRAE ventilation standard to be reviewed by Mech. Eng.
62	Table 11.4.3.46 ASHRAE ventilation standard to be reviewed by Mech. Eng.
63	Table 11.4.3.47 ASHRAE ventilation standard to be reviewed by Mech. Eng.
64	Table 11.4.3.48 ASHRAE ventilation standard to be reviewed by Mech. Eng.
65	Table 11.4.3.49 ASHRAE ventilation standard to be reviewed by Mech. Eng.
66	Table 11.4.3.50 ASHRAE ventilation standard to be reviewed by Mech. Eng.
67	Table 11.4.3.51 ASHRAE ventilation standard to be reviewed by Mech. Eng.
68	Table 11.4.3.52 ASHRAE ventilation standard to be reviewed by Mech. Eng.
69	Table 11.4.3.53 ASHRAE ventilation standard to be reviewed by Mech. Eng.
70	Table 11.4.3.54 ASHRAE ventilation standard to be reviewed by Mech. Eng.
71	Table 11.4.3.55 ASHRAE ventilation standard to be reviewed by Mech. Eng.
72	Table 11.4.3.56 ASHRAE ventilation standard to be reviewed by Mech. Eng.
73	Table 11.4.3.57 ASHRAE ventilation standard to be reviewed by Mech. Eng.
74	Table 11.4.3.58 ASHRAE ventilation standard to be reviewed by Mech. Eng.
75	Table 11.4.3.59 ASHRAE ventilation standard to be reviewed by Mech. Eng.
76	Table 11.4.3.60 ASHRAE ventilation standard to be reviewed by Mech. Eng.
77	Table 11.4.3.61 ASHRAE ventilation standard to be reviewed by Mech. Eng.
78	Table 11.4.3.62 ASHRAE ventilation standard to be reviewed by Mech. Eng.
79	Table 11.4.3.63 ASHRAE ventilation standard to be reviewed by Mech. Eng.
80	Table 11.4.3.64 ASHRAE ventilation standard to be reviewed by Mech. Eng.
81	Table 11.4.3.65 ASHRAE ventilation standard to be reviewed by Mech. Eng.
82	Table 11.4.3.66 ASHRAE ventilation standard to be reviewed by Mech. Eng.
83	Table 11.4.3.67 ASHRAE ventilation standard to be reviewed by Mech. Eng.
84	Table 11.4.3.68 ASHRAE ventilation standard to be reviewed by Mech. Eng.
85	Table 11.4.3.69 ASHRAE ventilation standard to be reviewed by Mech. Eng.
86	Table 11.4.3.70 ASHRAE ventilation standard to be reviewed by Mech. Eng.
87	Table 11.4.3.71 ASHRAE ventilation standard to be reviewed by Mech. Eng.
88	Table 11.4.3.72 ASHRAE ventilation standard to be reviewed by Mech. Eng.
89	Table 11.4.3.73 ASHRAE ventilation standard to be reviewed by Mech. Eng.
90	Table 11.4.3.74 ASHRAE ventilation standard to be reviewed by Mech. Eng.
91	Table 11.4.3.75 ASHRAE ventilation standard to be reviewed by Mech. Eng.
92	Table 11.4.3.76 ASHRAE ventilation standard to be reviewed by Mech. Eng.
93	Table 11.4.3.77 ASHRAE ventilation standard to be reviewed by Mech. Eng.
94	Table 11.4.3.78 ASHRAE ventilation standard to be reviewed by Mech. Eng.
95	Table 11.4.3.79 ASHRAE ventilation standard to be reviewed by Mech. Eng.
96	Table 11.4.3.80 ASHRAE ventilation standard to be reviewed by Mech. Eng.
97	Table 11.4.3.81 ASHRAE ventilation standard to be reviewed by Mech. Eng.
98	Table 11.4.3.82 ASHRAE ventilation standard to be reviewed by Mech. Eng.
99	Table 11.4.3.83 ASHRAE ventilation standard to be reviewed by Mech. Eng.
100	Table 11.4.3.84 ASHRAE ventilation standard to be reviewed by Mech. Eng.

DRAWING LIST:

ASP-1 SITE PLAN & MATRIX

PHASE 1:

- A1-1 TYPES, SCHEDULES & DETAILS
- A1-2 EXISTING LOWER LEVEL PLAN
- A1-3 GROUND FLOOR DEMOLITION PLAN
- A1-4 GROUND FLOOR CONSTRUCTION PLAN
- A1-5 SECOND FLOOR DEMOLITION & CONSTRUCTION PLANS
- A1-6 THIRD FLOOR DEMOLITION & CONSTRUCTION PLANS
- A1-7 FOURTH & FIFTH FLOOR DEMOLITION & CONSTRUCTION PLANS
- A1-8 NORTH & WEST ELEVATIONS
- A1-9 SOUTH & EAST ELEVATIONS
- A1-10 SECTIONS

PHASE 2:

- A2-1 LOWER LEVEL DEMOLITION PLAN
- A2-2 LOWER LEVEL CONSTRUCTION PLAN
- A2-3 GROUND FLOOR DEMOLITION PLAN
- A2-4 GROUND FLOOR CONSTRUCTION PLAN
- A2-5 NORTH & WEST ELEVATIONS
- A2-6 SOUTH & EAST ELEVATIONS
- A2-7 SECTIONS

Brockville Retirement Home CONVERSION PHASES 1 & 2

100 Stewart Blvd
Brockville, ON
K4V 4W3

SCHEDULE "B" - Report 2016-002-01

SUS
111
Otto
K12
613
adst

NOTES:
1. All drawings are to be read in conjunction with the report.
2. All drawings are to be read in conjunction with the report.
3. All drawings are to be read in conjunction with the report.
4. All drawings are to be read in conjunction with the report.
5. All drawings are to be read in conjunction with the report.
6. All drawings are to be read in conjunction with the report.
7. All drawings are to be read in conjunction with the report.
8. All drawings are to be read in conjunction with the report.
9. All drawings are to be read in conjunction with the report.
10. All drawings are to be read in conjunction with the report.

PHASES 1 & 2 SITE PLAN & MATRIX

JOB # 1545 DRAWING BY VW
DATE JULY 2015 SCALE 1/32" = 1'-0"

A-SP

**COMMITTEE MINUTES****Public Meeting
Economic Development &
Planning Committee**

Tuesday, December 01, 2015, 6:00 pm
City Hall, Council Chambers

Committee Members:

Councillor P. Deery, Chair
Councillor L. Bursey
Councillor M. Kalivas
Councillor D. LeSueur
Councillor Mayor D. Henderson, Ex-Officio

Staff:

Mr. J. Faurschou, Planner I
Ms. S. MacDonald, City Clerk
Ms. M. Pascoe Merkley, Director of Planning

The Chair called the meeting to order at 6:09 pm.

ITEM

1. 2015-130-12
Proposed Amendment to Zoning By-law 050-2014
100 Stewart Blvd. Royal Brock - Quality Hotel
Owner: Royal Brock Retirement Living Inc.
Applicant: Novatech (Sarah McCormick)

Moved by: Councillor Kalivas
Seconded by: Councillor Bursey

THAT Report 2015-130-12 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 Deery, Chair, introduced the public meeting and read from the prepared required comments.

Mr. Jonathan Faurschou announced that notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper in November 5,

2015 and was circulated to property owners within 120.0 metres (400.0 feet) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning By-law 050-2014.

Councillor Deery, Chair, 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 Deery reviewed the procedures for the Public Meeting.

Mr. Jonathan Faurschou provided an overview of the proposed zoning amendment.

Speaking for the applicant, Mr. Greg Mignon of Novatech addressed the Committee. He offered a description of the conversion of the hotel to a senior's residence. Mr. Mignon stated that the building is structurally in good shape. They will concentrate on replacing the windows, updating the fire systems and re-cladding the exterior.

There was one person who completed the "Request for Information" sheet and that record is kept in the Clerk's office.

The meeting adjourned at 6:21 pm.

**Report to Economic Development and Planning Committee
January 5, 2016**

**2016-004-01
Request to Stop Up, Close and Dispose
of a Portion of Charles Street
to Brockville General Hospital**

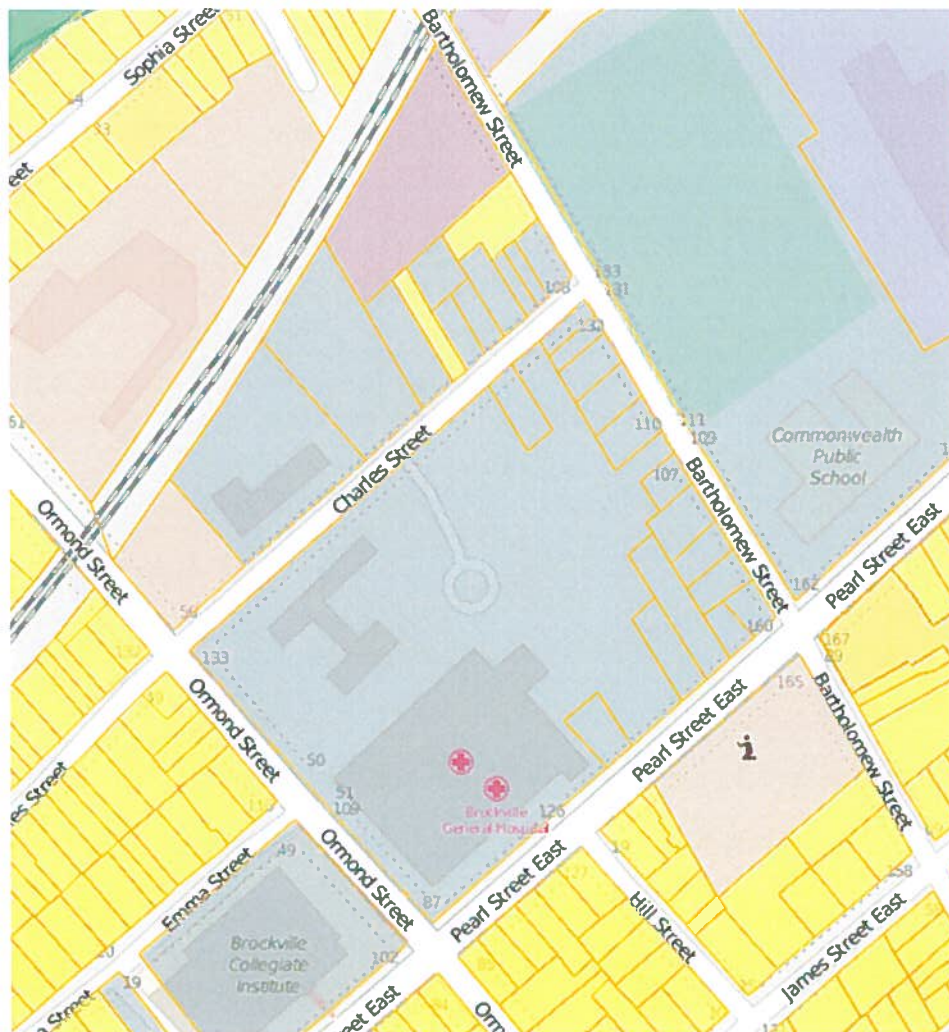
**L. Murray
Deputy City Clerk
S. MacDonald
City Clerk**

Recommendation

THAT Council declare that Charles Street between Ormond Street and Bartholomew Street to be surplus and authorize the stop up and close of said lands conditional upon suitable resolution between the property owner of 135 Ormond Street and the Brockville General Hospital concerning access to the 2nd floor at 135 Ormond Street.

THAT the subject property be sold to the Brockville General Hospital for two dollars (\$2.00) plus all associated costs on the transaction inclusive of publication notices, survey and legal costs subject to easements to water, sewer, Bell and Cogeco; and

THAT the Mayor and Clerk be authorized to execute all necessary documents to give effect to the intention thereof.



Origin

In June of 2015, a request was received from FOTENN Consultants Inc. retained by Brockville General Hospital (BGH) to assist with obtaining municipal planning approvals to permit additional development on hospital lands, and to acquire the portion of Charles Street between Bartholomew Street and Ormond Street.

Analysis

BGH intends to construct an approximately 16,000 square metre addition on the east side of the existing hospital complex. To support the development, BGH has acquired several properties north of Charles Street to accommodate additional vehicle parking.

In order to allow the integration of the newly acquired lands north of Charles Street and the existing hospital site in a safe and functional development, BGH is requesting that Charles Street be closed as a municipal roadway. The roadway will be incorporated into the site development and still function as a vehicular and pedestrian route.

While staff are in support of the request, some concerns have been identified:

1. Loss of annual parking meter revenue (approximately \$35,000)
2. Sanitary and storm services located under Charles Street – need for easement
3. Accessible access to the upper floor at 135 Ormond Street which is presently from Charles Street – *discussions currently underway between property owner of Medical Arts Building and BGH*
4. Increase traffic on Bartholomew Street (near Pearl Street East) of delivery and service vehicles

In addition to the rezoning of Charles Street, consistent with the zoning for the entire assembly of land, item no. 4 (above) will be addressed in future reports.

The procedure to close a public highway has been significantly streamlined by changes to the *Municipal Act*, 2001. It involves the following:

- Public notice of the municipality's intention to pass the by-law; and
- Registration of a certified copy of the bylaw on title

There is no longer a requirement to first offer the sale of land to the abutting property owners at a pre-established price.

Notice of the City's intention to stop up and close Charles Street was sent to:

- Enbridge Gas
- Bell Canada
- Cogeco Cable
- Ontario Hydro Services Inc.

Bell and Cogeco responded indicating that easements would be required for underground services.

Financial Consideration

Transfer of the property is expected to be complete in the second quarter of 2016.

There will be a loss of revenue associated with the removal of the parking meters on Charles Street. The anticipated reduction in parking revenues was taken into consideration during the preparation of the 2016 operating budget. The street meter revenues were reduced by \$20,000 for 2016. A further \$15,000 will be removed from the 2017 operating budget. The lost revenue will reduce the annual surplus from the Parking Operating budget thereby decreasing the amount of money transferred to the Parking Reserve Fund. The Parking Reserve Fund is used for purchasing lands for parking purposes, replace parking operating equipment including meters, repaving and other major maintenance projects of the parking lots.

All costs associated with the stop-up, close and transfer of Charles Street will be borne by BGH.



L. Murray
Deputy City Clerk

S. MacDonald, CMO
City Clerk

D. Dick, CPA
Director of Corporate Services

B. Casselman
City Manager