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

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***PUBLIC MEETING***  
***AGENDA***

Page

**Item**

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1. 2012-146-09  
Proposed Zoning By-law Amendment, 9 James St. West and  
40 to 46 Victoria Avenue, Owner: Wall Street Village Inc.

*THAT Report 2012-146-09 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning committee for recommendation to Council.*

9 - 14

2. 2012-147-09  
Proposed Zoning By-law Amendment, 142 Perth Street  
Owner: Pensa Technology Solutions Inc.

*THAT Report 2012-147-09 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning Committee for recommendation to Council.*

**27 August 2012**

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC  
MEETING – 04 SEPTEMBER 2012**

**2012-146-09**

**PROPOSED ZONING BY-LAW AMENDMENT**

**9 JAMES ST. W. AND  
40 TO 46 VICTORIA AVE.**

**CITY OF BROCKVILLE**

**OWNER: WALL STREET VILLAGE INC.**

**AGENT: ROBERT J. JORDAN, O.L.S.**

**FILE: D14-156**

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

**RECOMMENDATION:**

THAT Report 2012-146-09 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning Committee for recommendation to Council.

**OUTLINE OF PROPOSAL:**

An application for Amendment to City of Brockville Zoning By-law 194-94 has been received from Robert J. Jordan, O.L.S., acting as Agent for Wall Street Village Inc., the owner of the subject property. The proposed Amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone lands described as Part Lot 60, Part Lot 67, Part Lot 72 and Lots 73 to 77, inclusive, Block 31, Plan 67, more particularly known as Part of Part 4 Plan 28R-13397 (9 James St. W. and 40 to 46 Victoria Ave., inclusive) from R9-X2-4-Multiple Residential Site Specific Zone to T-R9-X2-4-Temporary Multiple Residential Site Specific Zone to permit the subject lands to be used for a temporary gravel parking lot.

The following schedules are attached to this report:

**Schedule "A"** – sketch showing location of subject lands;

**Schedule "B"** – photos of subject lands; and

**Schedule "C"** – concept drawing of proposed gravel parking lot.

The dwelling at 9 James Street West is to be demolished. The parking lot is proposed to be located east of the James Street right-of-way and north of the existing dwelling at 46 Victoria Avenue.

Wall Street Village Inc., Owner of the subject lands, has submitted this application for amendment to request the temporary use of the subject lands as a gravel parking lot.

Official Plan Designation: Downtown and Central Waterfront Area

Zoning: Existing: R9-X2-4-Multiple Residential Special Exception Zone

Proposed Zoning By-law Amendment  
9 James Street West & 40 to 46 Victoria Avenue, Brockville  
Owner: Wall Street Village Inc.  
Agent: R.J. Jordan, O.L.S.  
File D14-156

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Proposed: T-R9-X2-4-Temporary Multiple Residential Special Exception Zone to permit the subject lands to be used for a temporary gravel parking lot with access from Wall Street and James Street West.

Site Characteristics:

The subject lands (9 James St. W. and 40 to 46 Victoria Ave., inclusive) have a total area of approximately 0.25 ha (0.62 acres). A dwelling is currently located at 9 James Street West and a dwelling is located at 46 Victoria Avenue. The lands between the dwellings are vacant, grassed and have minimal tree plantings on the north-east corner. The subject lands appear to slope gently to the north and south. Access to the site is from two right-of-ways, one from James Street West and one from Wall Street.

Surrounding Land Use:

The surrounding land uses are as follows:

- North: Lands are designated "Neighbourhood Area", zoned R4-General Residential Zone and R5-Multiple Residential Zone, and are occupied by residential dwellings fronting on James Street West.
- East: Lands are designated as "Downtown and Central Waterfront Area", zoned I1-General Institutional Zone and R4-General Residential Zone and occupied the Brockville General Hospital, Garden St. Site, and associated parking. Dwellings within the R4 Zone have been removed and the land currently stands vacant.
- West: Immediately west is a right-of-way to James Street West. On the opposite side of the right-of-way the lands are designated "Downtown and Central Waterfront Area", lands are designated as "Downtown and Central Waterfront Area", zoned R9-X2-4-Multiple Residential Site Specific Zone, and are occupied by residential dwellings fronting on Wall Street, with one property fronting on James Street West.
- South: Lands are designated as "Downtown and Central Waterfront Area", zoned I1-General Institutional, and are occupied by Wall Street United Church and associated parking with the Bank of Montreal and associated parking further to the south.

### Comments Received:

The following is a summary of comments received following the circulation of the Notice of Public Meeting:

1. Operations Department – memo dated August 22, 2012 - no comments.
2. Environmental Services – memo dated August 22, 2012 – following comments provided:
  - a time limit should be imposed for the gravel parking lot,
  - no design details have been provided with respect to the parking area; on receipt of an application (drawings, design details) additional review required for making the parking lot permanent,
  - storm water management will be required for any permanent lot, and
  - there are no storm sewers located in the street at this location.

### Considerations:

1. Appropriateness of the proposed use of the land for temporary parking and access.
2. Buffering of adjacent residential units.
3. Long term plans for lands owned by Wall Street United Church.

## **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 requested 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.

2012-146-09

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Proposed Zoning By-law Amendment

9 James Street West & 40 to 46 Victoria Avenue, Brockville

Owner: Wall Street Village Inc.

Agent: R.J. Jordan, O.L.S.

File D14-156

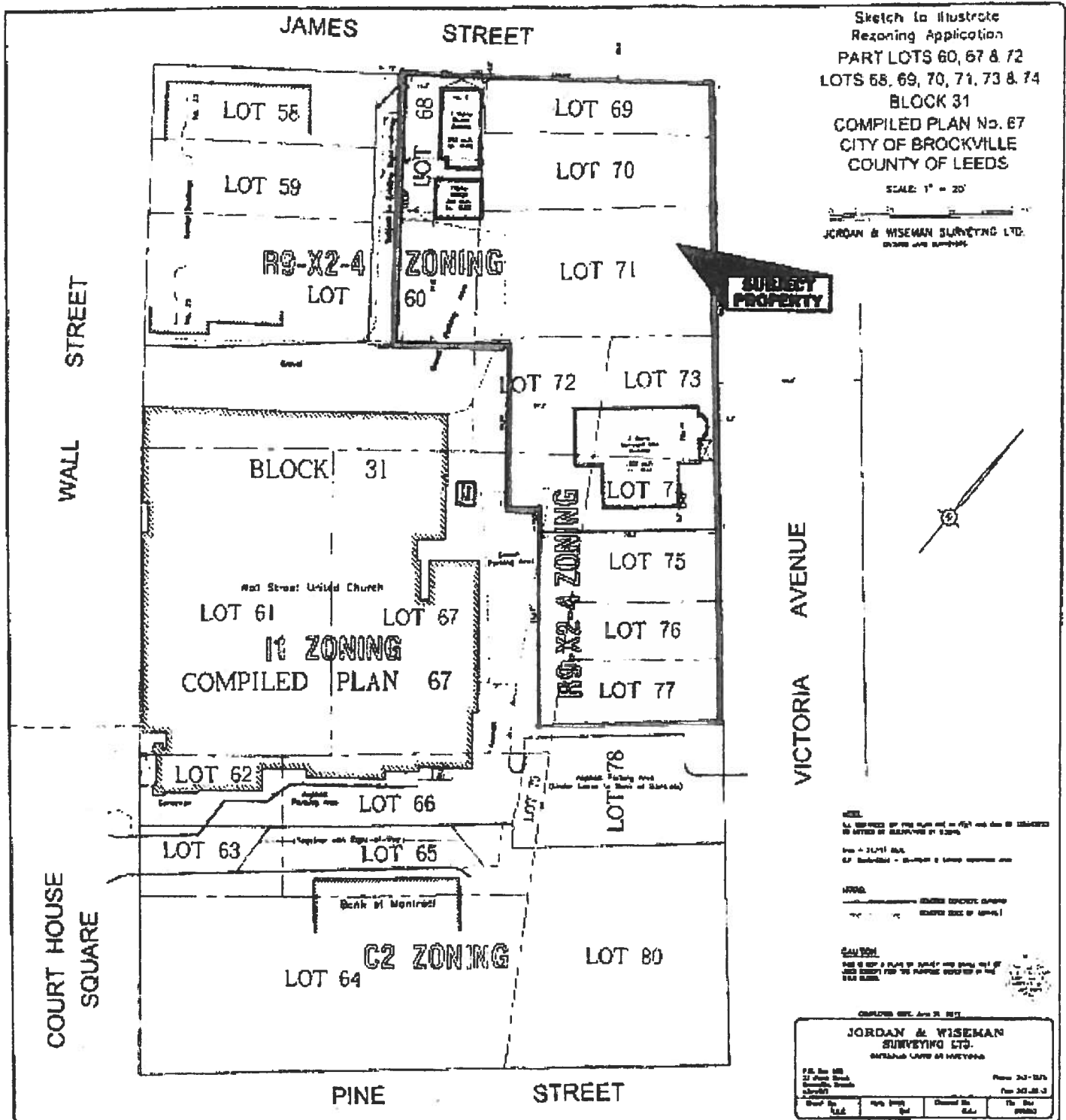
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M. Maureen Pascoe Merkley  
Director of Planning

  
B. Casselman  
City Manager

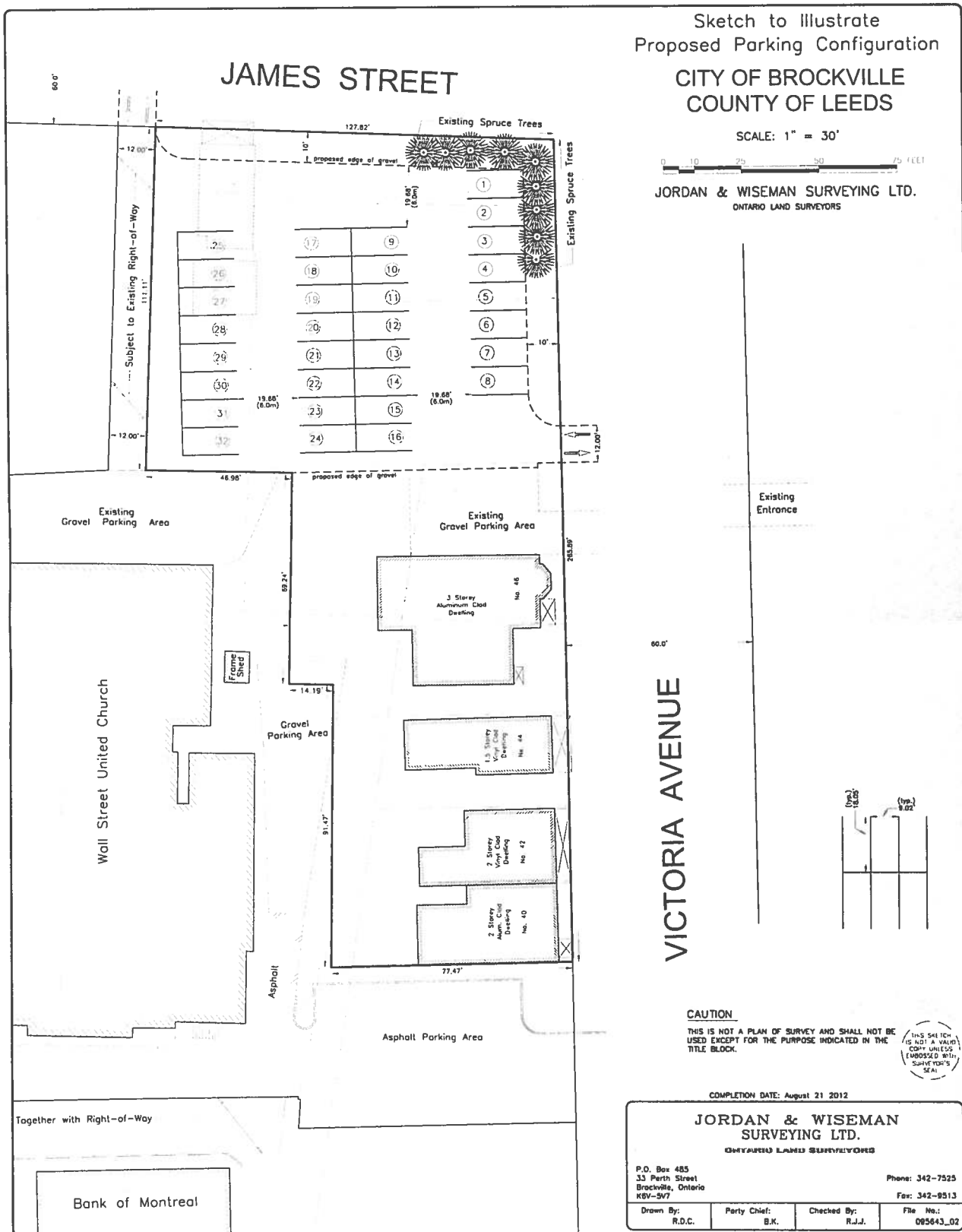
per   
J. Faurschou  
Planner I

# SCHEDULE "A" - REPORT 2012-146-09





# SCHEDULE "C" - Report 2012-146-09





27 Aug 2012

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 04 SEPTEMBER 2012**

2012-147-09

**PROPOSED ZONING BY-LAW AMENDMENT**

**142 PERTH STREET**

**CITY OF BROCKVILLE**

**OWNER: PENSA TECHNOLOGY SOLUTIONS INC.**

**AGENT: DEAN LOGIE**

**FILE: D14-157**

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

**RECOMMENDATION:**

THAT Report 2012-147-09 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning Committee for recommendation to Council.

**OUTLINE OF PROPOSAL:**

An application for Amendment to City of Brockville Zoning By-law 194-94 has been received from Dean Logie, acting as Agent for Pensa Technology Solutions Inc., the owner of the subject property. The proposed Amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone lands described as Lot 1 and Lot 2, Block 50, Plan 67, known municipally as 142 Perth Street from C2--General Commercial Zone to - General Commercial Site Specific Zone to permit conversion of all or part of the ground floor commercial space to a maximum of four (4) residential units as well as an apartment dwelling containing a maximum of thirteen (13) residential units as well as all C2 uses.

A sketch showing the location of the subject property is attached as **Schedule “A”** to this report, while **Schedule “B”** is photos of the subject property.

Official Plan Designation: Corridor Commercial Area

Zoning:	Existing:	C2 - General Commercial Zone
	Proposed:	C2 - General Commercial Special Exception Zone to permit conversion of all or part of the ground floor commercial space to a maximum of four (4) residential units as well as an apartment dwelling containing a maximum of thirteen (13) residential units as well as all C2 uses.

Site Characteristics:

142 Perth Street has a total area of approximately 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) and is occupied by an older three storey brick building with a mansard roof. The building currently has nine (9) upper floor dwelling units. The ground floor has one business and the remainder of the ground floor is vacant. Access to the site is from Perth Street and from Delhi Street. There are seventeen (17) on-site parking spaces.

Surrounding Land Use:

The surrounding land uses are as follows:

- North: Lands are designated "Corridor Commercial Area", zoned C2--General Commercial Zone, and are occupied by commercial and mixed residential/commercial buildings fronting on Perth Street.
- West: Lands are designated as "Neighbourhood Area", zoned R3-General Residential Zone and occupied the older dwellings.
- East: Lands east of and across Perth Street are designated "Corridor Commercial Area", zoned M3-Restricted Industrial Zone, and are occupied by VIA Rail and associated parking lot and buildings/uses.
- South: Lands east of and across the railway corridor are designated "Employment Area" and "Corridor Commercial Area", zoned M3-Restricted Industrial Zone and C2--General Commercial Zone, and are occupied by industrial uses and mixed commercial residential uses.

Comments Received:

The following is a summary of comments received following the circulation of the Notice of Public Meeting:

1. Environmental Services – memo dated August 22, 2012 – following comments:
  - Not opposed to the application
  - Should be noted that this area is a parking sensitive location and close attention should be made to parking details.

2. Operations Department – memo dated August 22, 2012 – no comments.
3. Leeds, Grenville & Lanark District Health Unit – letter dated august 14, 2012.  
- no objections.
4. Cataraqui Region Conservation Authority (CRCA) – no comments (subject lands located outside of regulated area.

Considerations:

1. Appropriateness of the proposed use of the land.
2. Density of land use.
3. Loss of commercial space.
4. Availability of, and access to, on-site parking.

**POLICY IMPLICATIONS**

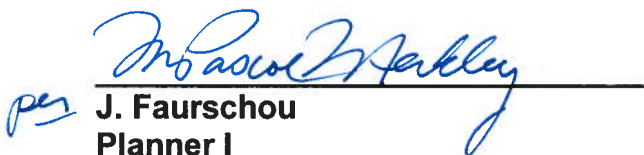
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant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

**CONCLUSION**

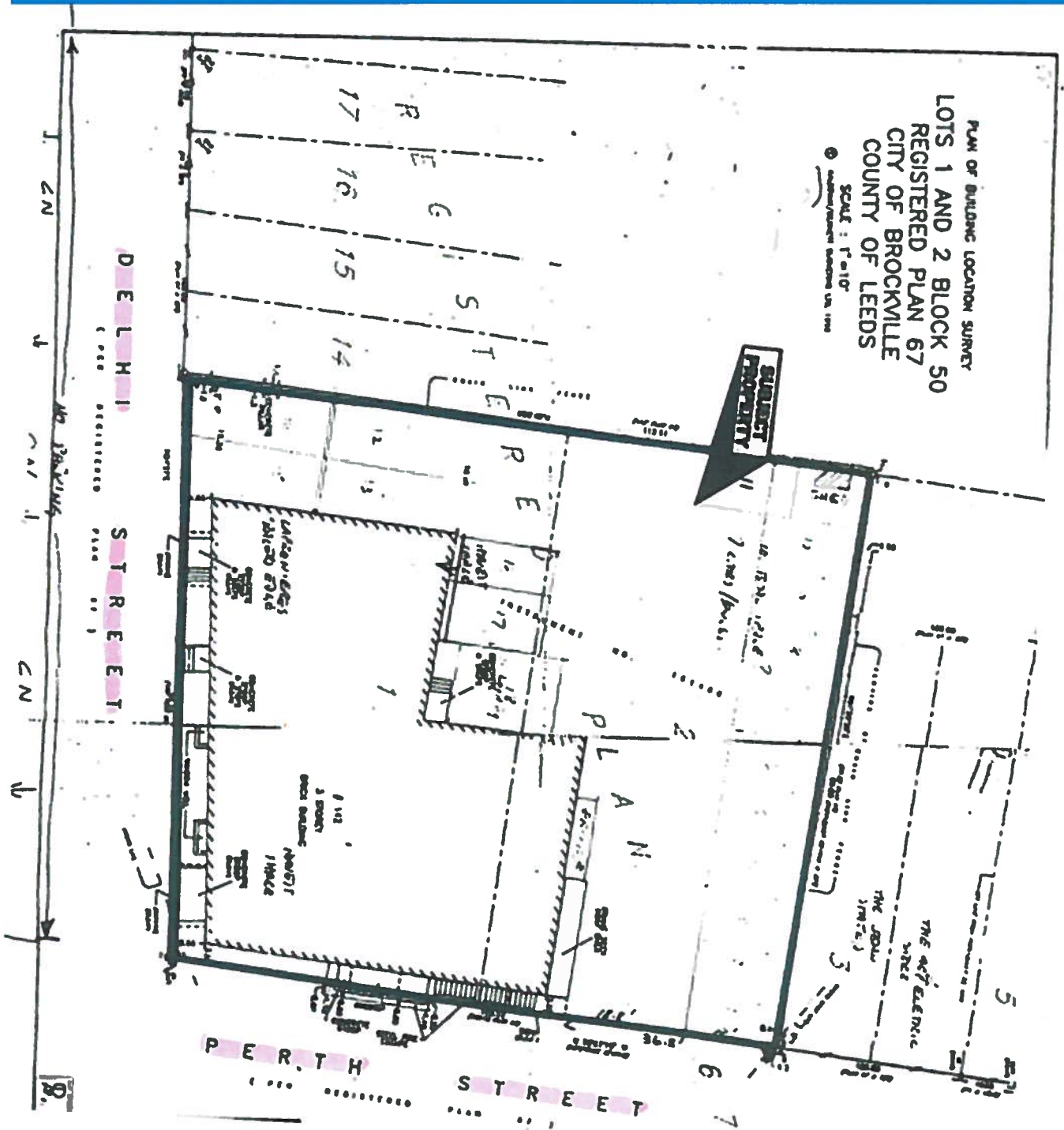
The Staff Report on these matters, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.

  
M. Maureen Pascoe Merkley  
Director of Planning

  
B. Casselman  
City Manager

  
J. Faurschou  
Planner I

# Schedule "A" - Report 2012-147-09



# SCHEDULE "B" - Report 2012-147-09





## SCHEDULE "B" - Report 2012-147-09

