



Economic Development and Planning Committee

Thursday, January 10, 2013, 6:00 pm.
City Hall, Council Chambers

Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor T. Blanchard
Councillor M. McFall
Mayor D.L. Henderson, Ex-Officio

Areas of Responsibility

Economic Development
Planning
DBIA
Heritage Brockville

Economic Development
Advisory Team
Museum Board
Library Board
Arts Centre
Chamber of Commerce
Tourism

PUBLIC MEETING AGENDA

Page

Item

- 2 - 15 1. 2013-008-01
Proposed Amendment to Zoning By-Law 194-94
35 Broad St., City of Brockville

THAT Report 2013-008-01 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.

- 16 - 29 2. 2013-009-01
Proposed Amendment to Zoning By-Law 194-94
36-46 King Street West, City of Brockville

THAT Report 2013-009-01 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.

3Jan2013

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 10 JANUARY 2013

2013-008-01

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94
35 BROAD STREET
CITY OF BROCKVILLE
OWNER: STEVEN KRUIZE
APPLICANT: DANIEL THOMPSON
FILE: D14-160**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II**

RECOMMENDATION:

THAT Report 2013-008-01 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.

PURPOSE

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

BACKGROUND

Daniel Thompson, acting as Agent for Steven Kruize, owner of lands described as Part of Lots 10 and 11, Block 29, Plan 67, being Part 1, Reference Plan 28R-11146, City of Brockville, County of Leeds, municipal address 35 Broad Street (as shown on **Schedule "A"**), has submitted an application for an amendment to Zoning By-law 194-94 which would, if approved, rezone the subject lands to permit a mobile food truck which falls under the definition of chip wagon in City of Brockville Zoning By-law 194-94, as amended.

"2.49 *Chip Wagon, means a refreshment vehicle that is currently licensed pursuant to the Highway Traffic Act and may be driven, or drawn by a registered motor vehicle at any time upon a highway, and from which selling of food and drink products is undertaken.*"

The applicant has requested that a food truck be permitted in addition to the uses permitted in the C2D Zone.

2013-008-01
 Proposed Amendment to Zoning By-Law 194-94
 35 Broad Street, City Of Brockville
 Owner: Steven Kruize
 Applicant: Daniel Thompson
 File: D14-160

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: Downtown and Central Waterfront Area
 Existing Zoning: C2D – General Commercial Downtown
 Proposed Zoning: C2D – General Commercial Downtown Special Exception
 Zone to permit a chip wagon in addition to the uses permitted in the C2D Zone.

Site Characteristics:

Total Area:	371.6 m ² (4,000.0 ft ²)
Frontage – Broad Street:	15.24 m (50.0 ft.)
Depth:	24.38 m (80.0 ft.)
Parking to be provided:	5 spaces

The subject land is currently improved with a paved parking lot containing approximately seven (7) spaces.

Proposed Site Development:

The mobile food truck with attached deck is proposed to be located along the eastern property line. The required five (5) parking spaces will be maintained on site. Site development information is attached as **Schedule “B” and “C”** to this report. The applicant has advised that the truck is to display a St. Lawrence River theme with signage to be of a heritage design in keeping with the signage requirements for downtown.

Surrounding Land Use:

North: The lands to the north of the subject property are zoned C2D General Commercial Downtown and are occupied by a vacant older building that was formerly occupied by Merit Travel.

The lands north of the subject property, fronting on King Street West are zoned C2D General Commercial Downtown and are occupied by an older designated building which is currently occupied by a personal service establishment (hair salon), Pizza Pizza, retail store and upper floor offices.

2013-008-01
Proposed Amendment to Zoning By-Law 194-94
35 Broad Street, City Of Brockville
Owner: Steven Kruize
Applicant: Daniel Thompson
File: D14-160

- East: The lands to the east of the subject property are zoned C2D General Commercial Downtown Zone and are occupied by the rear lands associated with 33 King Street West (Tait's Bakery).
- South: The lands to the south of the subject property are zoned C3D-Waterfront Commercial and are occupied by an older brick building occupied by the Sunlife Insurance Company and associated parking.
- West: The lands to the west of the subject property are zoned C2D General Commercial Downtown and C3D Waterfront Commercial Zones. The lands immediately across (west side) Broad Street are occupied by a parking lot for the building to the north (51 King Street West) which is occupied by Broad Street Billiards and other commercial and residential uses in the remainder of the building on the upper floors. The lands to the west and south are occupied by a renovated stone building (36 Broad Street) that is occupied by Fraser Bickerton law offices with a residential unit on the upper floors.

Comments Received are summarized below and attached as **Schedule "D"** to this Report:

1. Steve Allen, Supervisor of Engineering:

No concern with the proposal. Services will need to be connected to water and sewer mains on Broad Street. What parking requirements are provided for customers?

2. Brent Caskenette, Chief Building Official:

No concern. However, a Building Permit is required for the proposed deck.

3. Conal Cosgrove, Director of Operations:

No concern with the proposal.

4. David Paul, Director of Economic Development:

Supportive of the application.

5. Cameron Moorhead, Bell Aliant:

No concern with the proposed amendment.

2013-008-01
Proposed Amendment to Zoning By-Law 194-94
35 Broad Street, City Of Brockville
Owner: Steven Kruize
Applicant: Daniel Thompson
File: D14-160

Potential Issues for Discussion:

1. Appropriateness of adding a food truck (chip wagon) as a permitted use at this location.
2. Permitted use versus a temporary use.
3. Impact on neighbourhood.

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 which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS:

None at this time.

CONCLUSION

A Report on this matter, 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. Pascoe Merkley, MCIP, RPP
Director of Planning



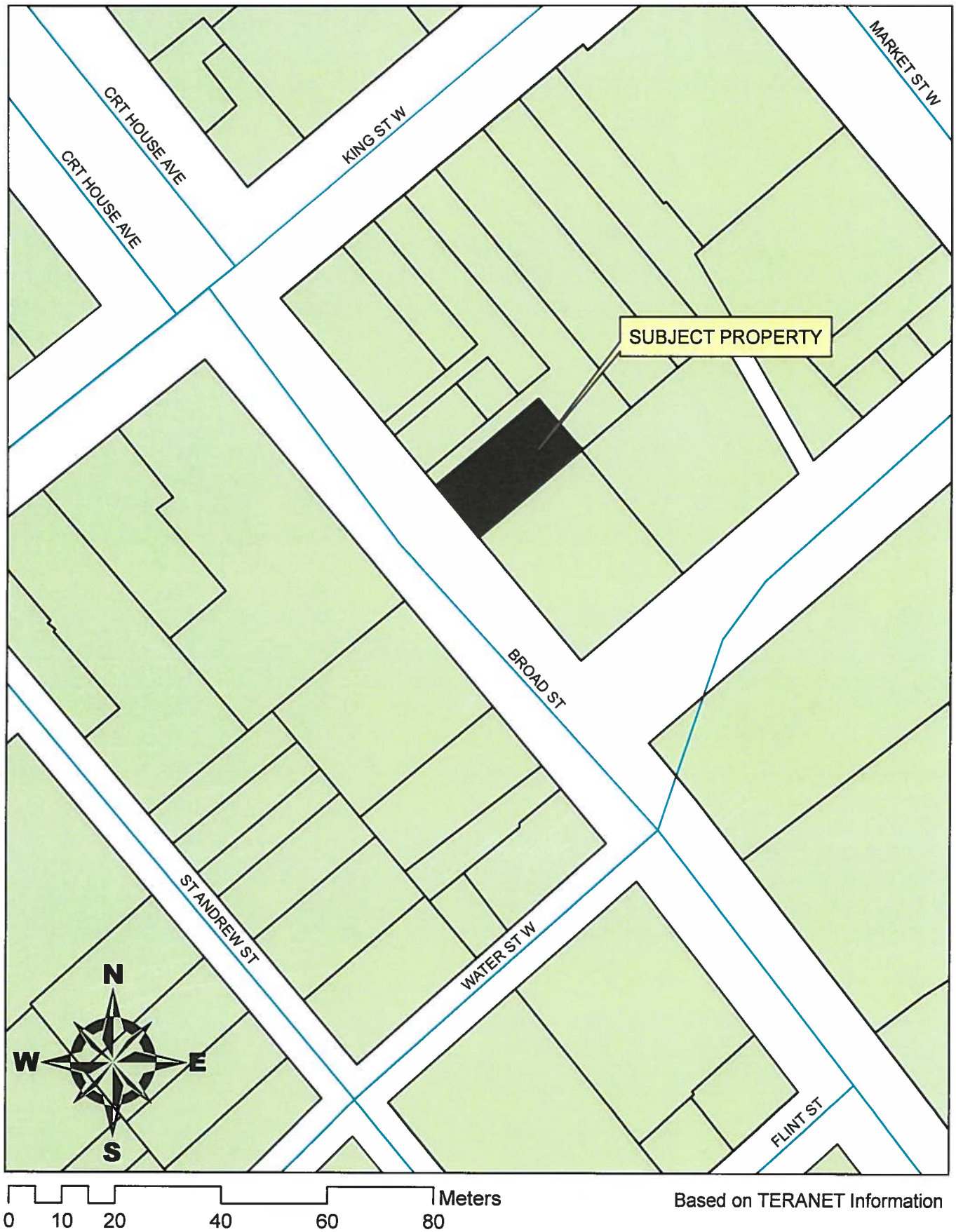
Andrew McGinnis, MCIP, RPP
Planner II



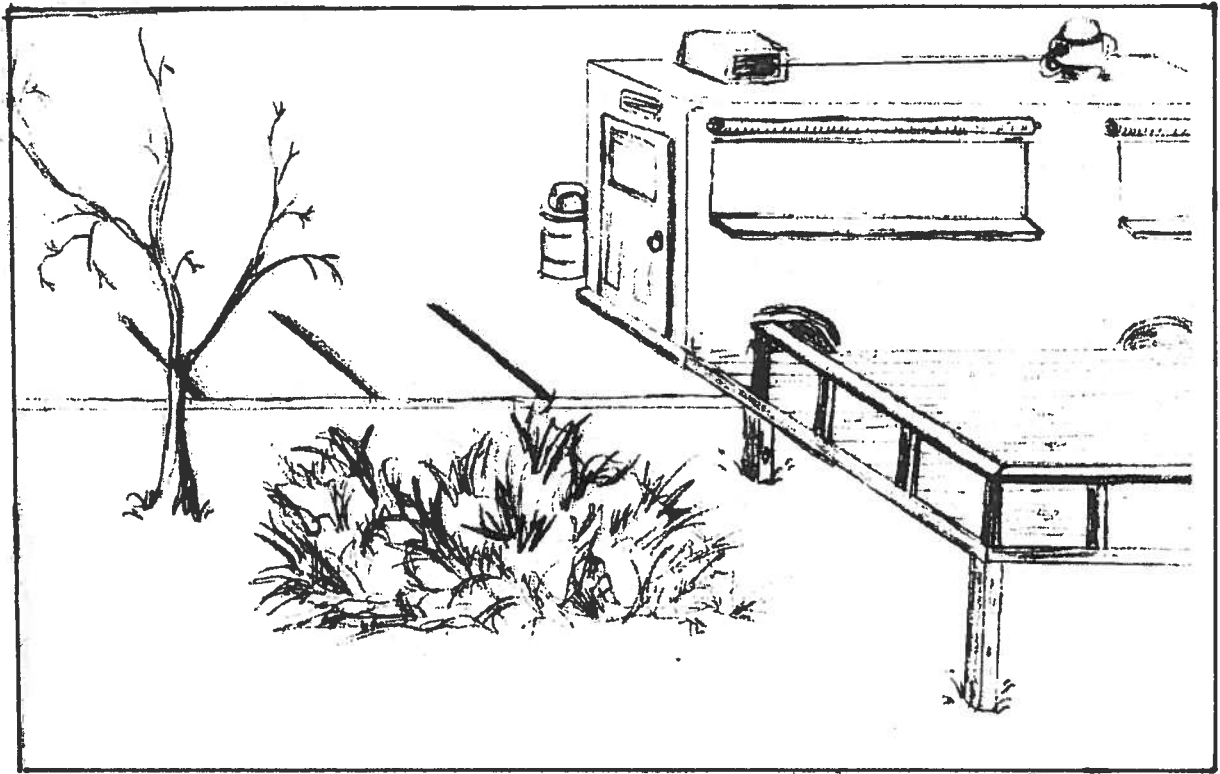
B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2013-008-01

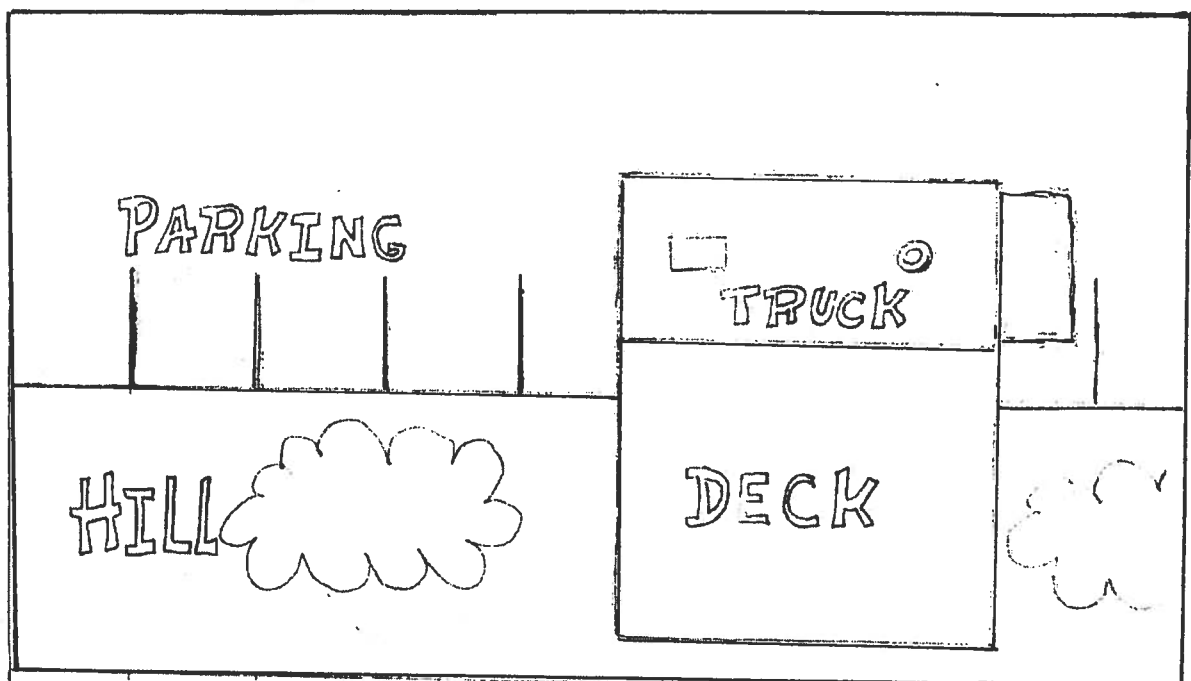
35 BROAD STREET



Sketch 1: proposed redevelopment



Sketch 2: site plan of proposed development



BROAD STREET

SCHEDULE “C” TO REPORT 2013-008-01

FOOD TRUCK 2013

This seasonal food truck will be specializing in freshly made quality products, utilizing locally grown ingredients. The main supply chain is to be provided within 100 miles, with the focus on purchasing from our local farmer's market.

There will be three purchasing experiences. First, there will be a small number of wicker patio seats for customers to enjoy an espresso or freshly squeezed seasonal juice, as well as a meal. Secondly, our customers will be able to purchase all of our homemade style products to either enjoy on the go, or take home to experience in the comfort of their own living space. Our third experience will allow our downtown customers to have our savory products delivered to their home or business. Our delivery service will consist of our employees delivering the products by foot, or by bicycle, to remain true to our green and healthy effort.

Our products will range in price from \$2.00 to approximately \$12.00. Our target market ranges from traditionally “early birds” looking for a relaxing place to read the morning paper, through to a group of people looking to share freshly prepared local products, either in the office or at home.

With this in mind, our desired hours of operation would be from 8:00am until 9:00pm, allowing our customers to begin their day with us enjoying a sunrise café mocha or stopping by for ice cream with their children while enjoying a leisurely bike ride along the Brock Trail in the early evening.





Andrew McGinnis

From: Steve Allen
Sent: Thursday, January 03, 2013 3:43 PM
To: Andrew McGinnis
Cc: Conal Cosgrove; Peter Raabe
Subject: By-Law Amendments

Andrew

1. 35 Broad Street – Chip Wagon and deck – Environmental Services do not have concerns with this type of development but it should be noted that site services will probably have to be connected to water and sewer mains on Broad Street. It is unclear where the exact location of this Chip Wagon is to be located and what parking requirements are to be provided for costumers.
2. 36-40 King Street West – Environmental Services do not have any concerns with this type of development however we do have concerns with parking and loading zones that will be required to support the development.

Steve

Steven Allen, C.E.T., M.M.

Supervisor of Engineering

Engineering Division

City Of Brockville

1 King Street Wt.

K6V 7A5

613-342-8772, Ext 8223

sallen@brockville.com

Website: <http://city.brockville.on.ca/favicon.ico>

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**NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED
AMENDMENT
TO CITY OF BROCKVILLE ZONING BY-LAW 194-94
35 Broad Street - File No. D14-160**

Date of Public Meeting: Thursday, January 10, 2013
Time: 6:00 p.m.
Location: Council Chambers, City Hall, One King Street West, Brockville
Subject Property: 35 Broad Street (Part of Lots 10 and 11, Block 29, Plan 67, designated as Part 1, Reference Plan 28R-11146, City of Brockville, County of Leeds)
Owner: Steven Kruize
Applicant: Dan Thompson

The Economic Development Planning Committee of the City of Brockville will be holding a Public Meeting to give the public an opportunity to make representations concerning a proposed amendment to City of Brockville Zoning By-law 194-94 respecting 35 Broad Street.

SUMMARY OF PROPOSAL:

Location of property: 35 Broad Street - located on the east side of Broad Street, north of Water Street West and South of King Street West.

Legal Description of lands: Part of Lots 10 and 11, Block 29, Plan 67, designated as Part 1, Reference Plan 28R-11146, City of Brockville, County of Leeds

Proposed zoning change: Change to a C2D Special Exception Zone.

Proposal for the lands: The applicant has requested a rezoning of the subject lands to allow for a mobile food truck as a permitted use in addition to all other C2D permitted uses. The food truck is to be located on the site along the east property line and will occupy a portion of the existing paved parking lot. An attached deck area will be available for patrons.

The subject lands are not the subject of any other application under the Planning Act at this time.

A sketch of the proposed redevelopment and a site plan of the proposed development is reproduced on the reverse side of this Notice.

Any person may attend this public meeting and make written or oral representations in support of, or opposition to, the proposed amendment. Written submissions from persons not attending the meeting should be received by the Director of Planning, City Hall, One King Street West, P.O. Box 5000, Brockville, Ontario K6V 7A5, by January 2, 2013.

Written requests for notification of the adoption of the proposed Zoning By-law Amendment, or of the refusal of the request, must be made to the Director of Planning for the City of Brockville at the address provided above.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Brockville before the proposed amendment is adopted, the person or public body is not entitled to appeal the decision of the City of Brockville to the Ontario Municipal Board

If a person or public body does not make oral submissions before the by-law is passed, the person or public body is not entitled to appeal the decision before the Ontario Municipal Board unless

Should you wish to review the application that has been submitted, please contact the Planning Department at (613) 342-8771.

Dated the 20th day of December, 2012

M. Maureen Pascoe Merkley
 Director of Planning - City of Brockville

Building Services Division Review	
File No. <u>D14-160</u>	
<u>Building</u> Change of Use Permit Required	
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Date <u>DEC 31 - 2012</u>	<u>[Signature]</u>
Comments: <u>REQUIRED FOR DEC</u>	

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an

ase

Lorraine Bagnell

From: Conal Cosgrove
Sent: December 21, 2012 3:38 PM
To: Lorraine Bagnell
Cc: Steve Allen
Subject: RE: Proposed Zoning By-law amendments - 35 Broad Street and 36-46 King Street West

Lorraine

1. 35 Broad Street – The Operations Department has no comments concerning this proposal, assuming that the food truck and deck are located entirely on private property.
2. 36-46 King Street West – The Operations Department has no comments concerning this proposal, assuming there will be no vehicular access to the property from King Street.

Conal Cosgrove, P. Eng.
 Director of Operations
 City of Brockville

From: Lorraine Bagnell
Sent: December 20, 2012 11:20 AM
To: Conal Cosgrove; Peter Raabe; Steve Allen; Greg Healy; John Gardiner; Brent Caskenette
Cc: Maureen Pascoe Merkley; Andrew McGinnis; Sandra Seale; Bob Casselman; David Paul; Chris Dwyre; Janis Webster; Wendy Gillan; Tracy Caskenette; Linda McLennan
Subject: Proposed Zoning By-law amendments - 35 Broad Street and 36-46 King Street West

Please see attached memo and notices respecting the zoning by-law amendments for the subject properties noted above.

Lorraine Bagnell

Administrative Coordinator - Planning
Secretary/Treasurer - Committee of Adjustment
 City of Brockville
 tel: (613) 342-8772, ext. 463
 fax: (613) 498-2793

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<http://www.eset.com>



December 21, 2012

City of Brockville
Planning Department

Subject: 35 Broad Street Rezoning Application/Steve Cruize

The Economic Development office is supportive of the site specific site zoning application for 35 Broad Street. The rationale for support is based on an earlier meeting with the proponents which include the following specific details as presented on the conceptual offerings of the proposed business operation;

- Food product offerings will be unique and associated with lifestyle choices in both the food and beverage categories (i.e. freshly squeezed juices, quality pastries, deli bistro fare)
- Location of operation situated on a secondary street with limited visual exposure to the city's main street
- Located on a key artery to the waterfront, and as such, potential for a residential and tourist market for visitors heading towards Aquatarium
- Proponents expressed interest in enhancing the level of detailed design, landscaping and include unique awnings to present a quality higher end fast food outlet with an outdoor European style bistro theme
- Proponent has significant experience in the food hospitality and beverage industry with a proven reputation in food service and being a solid contributor to many charitable organizations within the community
- The proximity to the proposed Blockhouse Square development is another factor on market penetration and viability/feasibility for business venture
- Value chain supplies and contracting will be completed locally, utilizing Hendrix Hotel Restaurant supplies
- Proponent will be following 'local flavours' philosophy and purchase food items within 100 kilometers of Brockville

Sincerely,

A handwritten signature in dark ink, appearing to read "David Paul", written in a cursive style.

David C. Paul, Ec.D. (F)
Director of Economic Development

DGP/sd

y/sdunbar/planningdept35broad.doc

Lorraine Bagnell

From: d_cameron.moorhead1@bell.ca
Sent: January 3, 2013 10:06 AM
To: Lorraine Bagnell
Subject: Brockville - 35 Broad Street Zoning - File No. D14-160

Bell Aliant has no objections to the above noted proposed Zoning By-law amendment.

Thank you,
Cam

D. Cameron Moorhead



Bell Aliant
39 Apple St., P.O. Box 40
Brockville, Ont. K6V 5T7
613-345-2377 tel, 613-345-2581 fax

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3Jan2013

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 10 JANUARY 2013

2013-009-01

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94
36-46 KING STREET WEST
CITY OF BROCKVILLE
OWNER: KING STREET WEST INC.
APPLICANT: RICHARD HARRISON
FILE: D14-161**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II**

RECOMMENDATION:

THAT Report 2013-009-01 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.

PURPOSE

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

BACKGROUND

Richard Harrison, acting as Agent for King Street West Inc. (c/f The Regional Group of Companies), owners of lands described as Part of Lot 17, and Lots 1 and 2, Block 31, Plan 67, City of Brockville, County of Leeds, municipal address 36-46 King Street West, (former Liquidation World) has submitted an application for an amendment to Zoning By-law 194-94 which would, if approved, rezone the subject lands to permit a mini-warehouse use in addition to the other uses permitted in the C2D Zone. The lands that are the subject of this application are shown on the attached map as **Schedule "A"** to this report.

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: Downtown and Central Waterfront Area
Existing Zoning: C2D – General Commercial Downtown

2013-009-01

Page 2

Proposed Amendment to Zoning By-Law 194-94

36-46 King Street West, City Of Brockville

Owner: King Street West Inc.

Applicant: Richard Harrison

File: D14-161

Proposed Zoning: C2D – General Commercial Downtown Special Exception Zone (to permit a mini warehouse in addition to the other uses permitted in the C2D Zone)

Site Characteristics:

Total Lot Area:	1,278.8 m ² (13,765.0 ft ²)
Lot Frontage – King Street W:	32.06 m (105.2 ft.)
Average Lot Depth:	39.98 m (132.2 ft.)

Proposed Site Development:

The proposed redevelopment of the site would include the creation of four new retail spaces accessed from the King Street frontage, ranging from 81.3 m² (875.0 ft²) to 131.5 m² (1415.0 ft²) in size. The remainder of the first floor and the entire second floor is proposed to house approximately 225 storage units, each being 4.6 m² (50.0 ft²) in area. Access to the storage area will be from three points of the building (two pedestrian corridors at both ends of the building located on the King Street frontage and a loading space located off of the laneway at the rear of the site for vehicular access. It is the intent of the owner to install an internal freight elevator to facilitate access for customers. An overview of the proposal submitted by the applicant is attached as **Schedule “B”** to this report.

The King Street frontage is proposed to have a reconstructed façade (see **Schedule “C”** attached to this report).

Surrounding Land Use:

The adjacent lands to the subject property are zoned C2D General Commercial Downtown Zone.

The lands are occupied as follows:

North:	1 Court House Square – Nesbitt Burns and Skintastic 7 Court House Square – Brockville Loyal Orange Lodge
North West:	21 Court House Avenue - Stewart Corbett Law Offices
West:	Parking Lot (off of Court House Avenue) 9 Court House Avenue – Commercial Office/ Retail Building 48 King Street West – Cummings Cossitt Insurance

2013-009-01
 Proposed Amendment to Zoning By-Law 194-94
 36-46 King Street West, City Of Brockville
 Owner: King Street West Inc.
 Applicant: Richard Harrison
 File: D14-161

Page 3

East: Boboli Restaurant on the main floor with upper floor residential.
 This building is the former George Houston Liquor Store and is of historical interest.

Comments Received are summarized below and attached to this report as **Schedule "D"**.

1. Steve Allen, Supervisor of Engineering:

No concern with the proposal. However, we have concerns with parking and loading zones that will be required to support the development.

2. Brent Caskenette, Chief Building Official:

No concern. However, a Building Permit is required for any changes.

3. Conal Cosgrove, Director of Operations:

No concern with the proposal, assuming that there is no vehicular access to the building from King Street.

4. David Paul, Director of Economic Development:

No concern with the application. This redevelopment will only improve the downtown.

5. Cameron Moorhead, Bell Aliant

No concern with the proposal. However, the Owner will need to contact Bell should the Bell service need to be relocated.

Potential Issues for Discussion:

1. Appropriateness of proposed use at this location.
2. Parking.
3. Pedestrian Access to Storage Areas from King Street

2013-009-01
Proposed Amendment to Zoning By-Law 194-94
36-46 King Street West, City Of Brockville
Owner: King Street West Inc.
Applicant: Richard Harrison
File: D14-161

Page 4

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 which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS:

None at this time.

CONCLUSION

A Report on this matter, 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. Pascoe Merkley, MCIP, RPP
Director of Planning



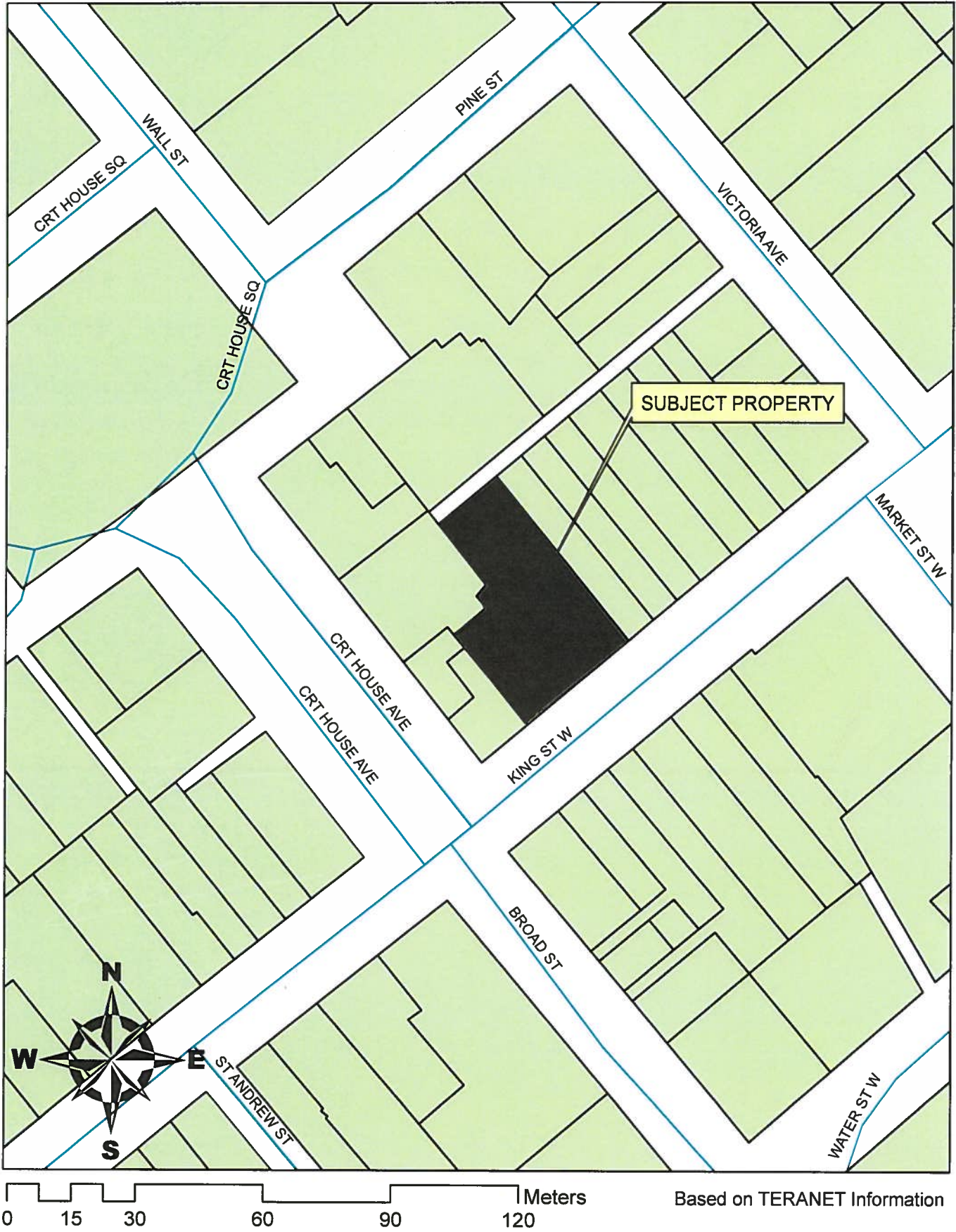
Andrew McGinnis, MCIP, RPP
Planner II



B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2013-009-01

36 - 46 KING STREET WEST



Richard W. Harrison & Associates
Consultancy in Urban Planning & Land Development

His Worship Mayor D. Henderson B Sc., MBA. and Members of Council
City of Brockville
One King Street West P.O. Box 5000
Brockville On
K6V 7A5
Attention M. Maureen Pascoe Merkley, MCIP, RPP Director of Planning

Re: Application for Amendment to the Zoning Bylaw
36 – 46 King Street West
Former Woolworths Building
Project No. RWH 5-1-PL1

Your Worship:

I am pleased to submit an application with requisite fee to amend the zoning by-law for 36-46 King Street West, the site of the former Woolworth's store on King Street. My client is The Regional Group Of Companies (COB King Street West Inc.) (KSW) and is an experienced and diversified real estate development firm located in Ottawa. It has a significant portfolio in eastern Ontario including this site which it has owned since 2002. You are well aware the building is vacant today and has been for some time.

During the past several months KSW has received numerous enquiries for retail leasing of the store front on King with a common theme that generally smaller spaces are not readily available on Brockville's prime 'Main Street'. In addition KSW has identified an excellent market opportunity for the leasing of space for mini-storage in the downtown area. With the recent activity in condominium apartment development in Town there is and will be a significant demand for storage by condo owners. Typically the storage space offered in condominium buildings does not match demand. A facility in the downtown, nearly within walking distance of recent developments, will be a beneficial addition to the variety of space available for lease in Brockville.

It is these enquiries and this opportunity that have prompted my client to make this application.

Representatives of KSW and I have met with your Economic Development Office and the Planning Department in November in order to properly frame our application. We believe this redevelopment will be an excellent addition to the economic activity in the downtown and that the proposed additional use is quite consistent with the Official Plan and a compatible use for the area.

The proposed redevelopment will see the creation of four new retail spaces on and accessed from the King Street frontage. They range from 875 square feet to 1415 square feet in retail space. The remainder of the first floor and the entire second floor will be converted into approximately 225 storage space units, each being 5 feet by 10 feet in area. These units will be accessed from three points of the building.

There will be two pedestrian corridors at both ends of the building on the King Street frontage and a loading space located off the laneway at the rear of the site for vehicular access. The owner intends to install an internal freight elevator to facilitate its customers.

The King Street frontage will have a reconstructed façade designed by Pye and Richards, Architects of Ottawa. As you will see from the attached elevations, the architect has been most careful to capture the architectural flavour of the historic downtown by way of sympathetic materials and the repetition of the window and cornice treatment of the Cummings Cossitt building next door.

During our discussions with your staff we were requested to investigate vehicular traffic resulting from our proposal. I have consulted with the IBI Group, Traffic Engineers also from Ottawa. I am advised and have observed as an urban planner that storage facilities are one of the least impactful of land uses from a traffic perspective. According to the Trip Generation Model of the Institute of Traffic Engineers, these facilities have an AM Peak of 0.14/1000 sq. ft. and a PM Peak of 0.26 / 1000 sq. ft. In layman's terms this equates to approximately 2 to 4 vehicle trips per hour which is considered negligible by the traffic industry. In any case, the conversion of approximately 15000 sq. ft. of existing zoned retail space to mini warehouse space will see a dramatic reduction in the traffic potential of this building.

In summary it is my opinion that this proposal complies with all of the policy and urban design considerations of the Official Plan. Is consistent with the Provincial Policy Statement, represents 'good planning' and will add much needed economic activity and vitality to the City's downtown.

I look forward to deliberations and presentation of this proposal in more detail to your Committee and to Council. In the interim, if Council or staff have any questions please do not hesitate to contact the undersigned.

Yours very truly,



Richard W. Harrison, MCIP, RPP



36-42 KING STREET - BROCKVILLE
PROPOSED VIEW



Andrew McGinnis

From: Steve Allen
Sent: Thursday, January 03, 2013 3:43 PM
To: Andrew McGinnis
Cc: Conal Cosgrove; Peter Raabe
Subject: By-Law Amendments

Andrew

1. 35 Broad Street – Chip Wagon and deck – Environmental Services do not have concerns with this type of development but it should be noted that site services will probably have to be connected to water and sewer mains on Broad Street. It is unclear where the exact location of this Chip Wagon is to be located and what parking requirements are to be provided for costumers.
2. 36-40 King Street West – Environmental Services do not have any concerns with this type of development however we do have concerns with parking and loading zones that will be required to support the development.

Steve

Steven Allen, C.E.T., M.M.

Supervisor of Engineering

Engineering Division

City Of Brockville

1 King Street Wt.

K6V 7A5

613-342-8772, Ext 8223

sallen@brockville.com

Website: <http://city.brockville.on.ca/favicon.ico>

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**NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED
AMENDMENT
TO CITY OF BROCKVILLE ZONING BY-LAW 194-94
(36-46 King Street west - File No. D14-161)**

Date of Public Meeting: **Thursday, January 10, 2013**
 Time: **6:00 p.m.**
 Location: **Council Chambers, City Hall, One King Street West, Brockville**
 Subject Property: **36-46 King Street West**
 Owner: **King Street West Inc. (c/f The Regional Group of Companies)**
 Applicant: **Richard Harrison**

The Economic Development Planning Committee of the City of Brockville will be holding a Public Meeting to give the public an opportunity to make representations concerning a proposed amendment to City of Brockville Zoning By-law 194-94 respecting 36-46 King Street West.

SUMMARY OF PROPOSAL:

Location of property: **36-46 King Street West - located on the north side of King Street West, between Victoria Avenue and Court House Avenue.**

Legal Description of lands: **Part of Lot 17 and Lots 1 & 2, Block 31, Plan 67, City of Brockville, County of Leeds**

Proposed zoning change: **Change to a C2D Special Exception Zone.**

Proposal for the lands: **The applicant has requested a rezoning of the subject lands to allow for a mini-warehouse as a permitted use in addition to all other C2D permitted uses. The proposal includes the creation of four (4) new retail spaces on the first floor (accessed from the King Street frontage) with the remainder of the first floor (rear) and the entire second floor to be converted into approximately 225 storage space units, each being 5 feet by 10 feet in area. The storage units will be accessed by entrances on the east and west of the building frontage on King Street West and a loading space located off the laneway at the rear of the site for vehicular access. The redevelopment of the building is proposed to include the installation of an internal freight elevator to facilitate its customers, and a reconstructed facade.**

The subject lands are not the subject of any other application under the Planning Act at this time. A copy of an elevation drawing showing the proposed facade redevelopment on King Street West is reproduced on the reverse side of this Notice.

Any person may attend this public meeting and make written or oral representations in support of, or opposition to, the proposed amendment. Written submissions from persons not attending the meeting should be received by the Director of Planning, City Hall, One King Street West, P.O. Box 5000, Brockville, Ontario K6V 7A5, by January 2, 2013.

Written requests for notification of the adoption of the proposed Zoning By-law Amendment, or of the refusal of the request, must be made to the Director of Planning for the City of Brockville at the address provided above.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Brockville before the proposed amendment is adopted, the person or public body is not entitled to appeal the decision of the City of Brockville to the Ontario Municipal Board

If a person or public body does not make oral submissions Brockville before the by-law is passed, the person or public body is not entitled to appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are exceptional circumstances.

Should you wish to review the application that has been contact the Planning Department at (613) 342-8772, ext. 41

Dated the 20th day of December, 2012
M. Maureen Pascoe Merkley
Director of Planning - City of Brockville

Building Services Division Review

File No. D14-161

Building / Change of Use Permit Required

☒ YES ☐ NO

Date DEC 31 - 2012

Comments: REQUIRING FOR REDEVELOPMENT.

Lorraine Bagnell

From: Conal Cosgrove
Sent: December 21, 2012 3:38 PM
To: Lorraine Bagnell
Cc: Steve Allen
Subject: RE: Proposed Zoning By-law amendments - 35 Broad Street and 36-46 King Street West

Lorraine

1. 35 Broad Street – The Operations Department has no comments concerning this proposal, assuming that the food truck and deck are located entirely on private property.
2. 36-46 King Street West – The Operations Department has no comments concerning this proposal, assuming there will be no vehicular access to the property from King Street.

Conal Cosgrove, P. Eng.
Director of Operations
City of Brockville

From: Lorraine Bagnell
Sent: December 20, 2012 11:20 AM
To: Conal Cosgrove; Peter Raabe; Steve Allen; Greg Healy; John Gardiner; Brent Caskenette
Cc: Maureen Pascoe Merkley; Andrew McGinnis; Sandra Seale; Bob Casselman; David Paul; Chris Dwyre; Janis Webster; Wendy Gillan; Tracy Caskenette; Linda McLennan
Subject: Proposed Zoning By-law amendments - 35 Broad Street and 36-46 King Street West

Please see attached memo and notices respecting the zoning by-law amendments for the subject properties noted above.

Lorraine Bagnell

Administrative Coordinator - Planning
Secretary/Treasurer - Committee of Adjustment
City of Brockville
tel: (613) 342-8772, ext. 463
fax: (613) 498-2793

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<http://www.eset.com>



December 21, 2012

City of Brockville
Planning Department

Subject: Zoning Bylaw 194-94/Regional Group Application/36-46 King Street West

We are supportive of the subject proposal on the redevelopment of the former Woolworths/Liquidation World building structure into smaller individual retail/commercial units with mini storage units at the rear of the building.

The current structure is a blight on the City's main street and has been the focal point of significant complaints in recent years as well as subject of at least two university papers associated with negative examples of downtown structures and the impact associated with a damaging stigma regarding the vitality of community downtowns.

The Economic Development and the Planning offices have endeavoured to encourage redevelopment with the Regional Group for over five years with several meetings and communications in Brockville and Ottawa on same. This single development will ultimately provide a significant boost to the downtown appearance and the need for revitalization has been well supported by downtown businesses and the DBIA.

Sincerely,

A handwritten signature in black ink, appearing to read "David C. Paul".

David C. Paul, Ec.D. (F)
Director of Economic Development

DCP/sd

y/sdunbar/planningdept2012.doc

Lorraine Bagnell

From: d_cameron.moorhead1@bell.ca
Sent: January 3, 2013 10:20 AM
To: Lorraine Bagnell
Subject: Brockville - 36-46 King Street West - Zoning By-law - File No. D14-161

Bell Aliant has no objections to the proposed amendment to the above noted Zoning By-law. Please note that there is existing Bell cable and terminals serving this building. The building owner will need to contact Bell Aliant if he requires the Bell plant to be relocated.

Thank you,
Cam

D. Cameron Moorhead



Bell Aliant
39 Apple St., P.O. Box 40
Brockville, Ont. K6V 5T7
613-345-2377 tel, 613-345-2581 fax

_____ Information from ESET NOD32 Antivirus, version of virus signature database 7857 (20130103)

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