



Economic Development and Planning Committee

Tuesday, November 1, 2016, 6:00 pm
City Hall, Council Chambers

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

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PUBLIC MEETING AGENDA

Item

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1. 2016-140-11
Proposed Amendment to Zoning By-law 050-2014
North West Corner King St. W. and Clarissa St.
City of Brockville,
Owner: McKercher Holdings Limited
Agent: Michael Brewer

THAT Report 2016-140-11 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.

21Oct2016

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC
MEETING – 01 NOVEMBER 2016**

2016-140-11

**PROPOSED AMENDMENT TO ZONING
BY-LAW 050-2014, NORTH WEST CORNER
KING ST. W. AND CLARISSA STREET
CITY OF BROCKVILLE
OWNER: MCKERCHER HOLDINGS LIMITED
AGENT: MICHAEL BREWER
FILE: D14-017₍₀₅₀₋₂₀₁₄₎**

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

RECOMMENDATION:

THAT Report 2016-140-11 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 050-2014 to extend an existing temporary use for a refreshment vehicle for an additional three (3) years.

BACKGROUND

The subject lands, located on King Street West, adjacent to lands known municipally as 260 King Street West (occupied by the Leon's Furniture Store) are zoned T-MD-1 Mixed Use Downtown Special Exception Zone and are owned by the McKercher Brothers Holdings Limited. The owners of the property have authorized Mr. Michael Brewer to submit an application for amendment to City of Brockville Zoning By-law 050-2014 to extend the special exception zoning on the subject lands. Since 2007, under a special exception zone, a refreshment vehicle has been permitted as a temporary use on the subject lands. Under By-law 097-2013, the most recent extension was granted for a period of three (3) years ending November 12, 2016. Due to the approaching deadline, the owners of the refreshment vehicle have applied for a further extension of the temporary zone for an additional three (3) year period to allow them to operate at the current location.

The details of the special exception zone, which expires on November 12, 2016, are attached as **Schedule "A"** to this report for information purposes.

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Proposed Amendment to Zoning By-Law 050-2014

North West Corner of King St. W. and Clarissa Street, City of Brockville

Owner: Mckercher Holdings Limited

Agent: Michael Brewer

File: D14-017₍₀₅₀₋₂₀₁₄₎

ANALYSIS

Pictures of the subject property, showing the refreshment vehicle and its location on site, are attached as **Schedule "B"** to this report.

Zoning and Official Plan Information:

Official Plan Designation: Downtown and Central Waterfront Area

Existing Zoning: T-MD-1 Mixed Use Downtown Special Exception Zone

Proposed Zoning: Amendment to the T-MD-1 Mixed Use Downtown Special Exception Zone to extend the temporary use for a refreshment vehicle for an additional three (3) year period.

Site Characteristics:

Frontage (King Street West): 30.5 m (100.06 feet)
 Depth (average): 61.4 m (201.4 feet)
 Site Area: 1,872.6 m² (0.46 acres)

The subject property was severed from a larger parcel under the same ownership as the Leon's Furniture Store property. Under Consent File B04/11, the easterly portion was severed to create a new lot. The severed lot is occupied by the refreshment vehicle and associated parking.

Surrounding Land Uses:

North: Former Anglican Church zoned MD-2 – Mixed Use Downtown Special Exception Zone.

East: Seniors' apartment building on Clarissa Street, zoned R8-2 Multiple Residential Special Exception Zone.

Single family residential dwelling (11 Clarissa Street), zoned MD - Mixed Use Downtown Zone.

Convenience store and gas bar at the north east corner of Clarissa Street and King Street West, zoned MD - Mixed Use Downtown Zone.

South: Metro Store with associated parking, zoned MD - Mixed Use Downtown Zone.

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Proposed Amendment to Zoning By-Law 050-2014

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West: Leon's Furniture Store – MD – Mixed Use Downtown Zone.

Brockville Gymnastics Academy (west side of Gilmour Street) and Rotary Park, zoned Open Space Zone.

Comments Received:

Internal Department:

1. Environmental Services Department, Peter Raabe, Director (email dated October 11, 2016) No concerns
2. Building Services Division, Brent Caskenette, Chief Building Official (memo dated October 13, 2016) No concerns.
3. Fire Prevention Office, Greg Healy, Chief Fire Prevention Officer (memo dated October 20, 2016) No fire safety concerns.

External Agencies:

1. Leeds, Grenville & Lanark District Health Unit, Kim McCann, Senior Public Health Inspector (letter dated October 11, 2016) No objections.
2. Enbridge Gas Distribution, Allison Sadler, Municipal Planning Advisor (letter dated October 13, 2016) No objections.

Public:

1. Neighbour - letter dated October 13, 2016 (copy of letter attached as Schedule "C" to this report)

No objection to permission for refreshment vehicle to locate on the subject property as a temporary use provided the 6' by 6' sign located near the sidewalk fronting King Street West is removed. Does not object to signage located on or within a few feet of the refreshment vehicle located well back in the parking lot. If this condition cannot be met, then object to the renewal of the temporary special exception zoning.

Potential Issues for Discussion:

1. Appropriateness of continuing the temporary use for a refreshment vehicle at this location.
2. Signage.
3. Landscaping requirements

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Proposed Amendment to Zoning By-Law 050-2014

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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:

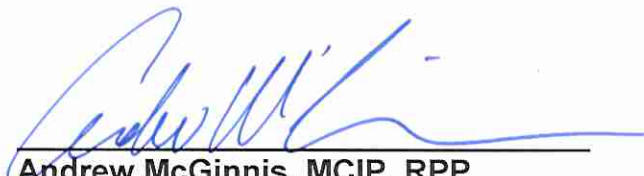
A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. There are no other financial considerations at this time.

CONCLUSION

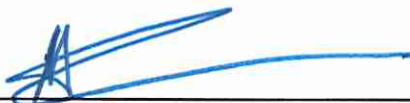
A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



M. Pascoe Merkley, MCIP, RPP
Director of Planning



Andrew McGinnis, MCIP, RPP
Planner II



B. Casselman
City Manager

SCHEDULE “A” – REPORT 2016-140-11

6.3.1.1 T-MD-1 Zone (Northwest Corner of King Street West and Clarissa Street)

In addition to the uses permitted in the MD Zone, a refreshment vehicle shall be permitted as a temporary use for a period of three (3) years ending November 12, 2016, in accordance with Section 39 of the *Planning Act*.

No additional accessory storage structures or vehicles for the refreshment vehicle shall be permitted. Landscaping in the form of a minimum of two (2) planter boxes shall be provided adjacent to the south and east faces of the refreshment vehicle.

Schedule "B" – Report 2016-140-11



SCHEDULE "C" - Report 2016-140-11

Lorraine Bagnell

From: [REDACTED]
Sent: October 13, 2016 9:46 AM
To: Lorraine Bagnell
Subject: File No.: D14-017 - King Street West

Greetings,

I have no objection to the special exception zoning to permit a refreshment vehicle as a temporary use on the subject lands provided that the refreshment vehicle owner remove the extremely unattractive approximately 6' x 6' sign located near the sidewalk fronting King Street West (close to the Leon's sign).

This refreshment vehicle has a new name and, I assume, a new owner since the last special exception zoning was requested. The previous owner did not have such a large, unattractive sign close to the sidewalk on King Street. I do not object to signage located on or within a few feet of the actual refreshment vehicle itself--which is located well back in the parking lot, close to the corner of George Street and Clarissa Street. If this condition cannot be met, then I object to the renewal of the special exception zoning.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]