



Economic Development and Planning Committee

Tuesday, September 4, 2018, 6:00 pm

Brockville Memorial Centre (Community Hall)

Committee Members

Councillor M. Kalivas,
Chair
Councillor J. Baker
Councillor J. Earle
Councillor D. LeSueur
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development	Museum Board
Planning	Library Board
Chamber of Commerce	Arts Centre
DBIA	Tourism
Heritage Brockville	
Economic Development	
Advisory Team	

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PUBLIC MEETING AGENDA

Report

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1. 2018-095-09

Proposed Amendments to the Official Plan and Zoning By-Law 050-2014
550 King Street West (Twin Pad Arena)
Owner: 6865852 Canada Inc.
Applicant: City Of Brockville
Files: D09-11 And D14-030(050-2014)

THAT Report 2018-095-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EPD) at a future meeting.

26 - 100

2. 2018-096-09

Proposed Amendments to the Official Plan And Zoning By-Law 050-2014
550 King Street West (Upper Canada District School Board)
Owner: 6865852 Canada Inc.
Agent: WSP Group Ltd., Nadia Di Santi for UCDSB
FILES: D09-12 and File No. D14-031(050-2014)

THAT Report 2018-096-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EPD) at a future meeting.

28August2018

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 04 SEPTEMBER 2018**

2018-095-09

**PROPOSED AMENDMENTS TO THE
OFFICIAL PLAN AND ZONING BY-LAW
050-2014, 550 KING STREET WEST
CITY OF BROCKVILLE
(TWIN PAD ARENA)**

OWNER: 6865852 CANADA INC.

APPLCANT: CITY OF BROCKVILLE

FILES: D09-11 AND D14-030₍₀₅₀₋₂₀₁₄₎

**D. DICK
DIRECTOR OF PLANNING (Acting)
ANDREW MCGINNIS
PLANNER II**

RECOMMENDATION

THAT Report 2018-095-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EPD) at a future meeting.

PURPOSE

To provide information for purposes of conducting a Public Meeting under the Planning Act respecting Application for Amendment to the Official Plan for the City of Brockville and Application for a Site Specific Amendment to City of Brockville Zoning By-law 050-2014.

BACKGROUND

Applications have been filed by the City of Brockville, acting as Agent for 6865852 Canada Inc., Owner of 550 King Street West, for amendments to City of Brockville Official Plan and to City of Brockville Zoning By-law 050-2014, which, if approved, would permit the subject lands to be developed with a new municipal Twin Ice-Pad Arena, associated parking, accessory uses and playing field. Site Specific amendments requested include a reduction to the minimum side yard required (east) from 6.0 metres to 0.0 metres and an increase to the maximum overall height of the building from 15.0 metres to 22.0 metres.

The lands which are the subject of the applications are located on the north side of King Street, east of Centre Street/Suzanna Lane, west of a portion of the Brock Trail and across King Street from St. Lawrence Park as shown on **Schedule “A”** attached hereto. The site, measuring approximately 4.0 hectares (9.93 acres) is a portion of the former “Phillips Cables” lands, which, since the summer of 2008, has remained predominantly vacant.

Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014

(Twin Ice-Pad, former Phillips Cables Property)

Owner: 6865852 Canada Inc.

Agent: City of Brockville

Files: D09-11 and D14-030₍₀₅₀₋₂₀₁₄₎

In December 2012 a Public Meeting was held relating to proposed Official Plan Amendment, Zoning By-law Amendment and Subdivision proposal for the subject lands. Since 2012, due to the owner's perception of market conditions and trends, development has not proceeded. An illustration showing the combined municipal Twin-Pad Arena, the UCDSB development concept and residual lands has been attached as **Schedule "B"** and **Schedule "B-1"** to this report. **Schedule "C"**, to this report are photos of the site taken by Andrew McGinnis, Planner II, City of Brockville.

In addition, and in collaboration with the UCDSB, the following is a list of studies being conducted as they relate to the subject lands:

Type of Study	Process
Traffic Impact Analysis	New – in process.
Functional Servicing Report	New – complete.
Geotechnical Study	New – in process.
Topo/Legal Survey	New – complete.
Species at Risk	2012 Report – being Peer reviewed.
Environmental Site Assessment	2010 Report - being Peer reviewed.

Upon completion of the above reports, Staff will review and provide recommendations relating to each study/report for consideration of the Economic Development Planning Committee at a future meeting.

ANALYSIS

i) 550 King Street West – Overall Site:

Zoning and Official Plan Information:

Official Plan: Neighbourhood Area and Neighborhood Development Area with Mixed Use Corridor and Significant Woodlands considerations.

Existing Zoning: H1-R4-General Residential Zone

Site Characteristics:

Total Area, 550 King St W.: 21.71 hectares (53.64 acres)

Frontage – King St W: Approx. 460.0 m

Frontage – Centre Street: Approx. 9.0 m

Frontage – Church Street: Approx. 9.0 m

Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014

(Twin Ice-Pad, former Phillips Cables Property)

Owner: 6865852 Canada Inc.

Agent: City of Brockville

Files: D09-11 and D14-030₍₀₅₀₋₂₀₁₄₎**ii) Twin Pad Arena Site:**Zoning and Official Plan Information:

Official Plan: Neighbourhood Development Area with Mixed Use Corridor considerations.

Proposed OP: Institutional Area with Mixed Use Corridor considerations.

Existing Zoning: H1-R4-General Residential Zone

Proposed Zoning: I1 – General Institutional Special Exception Zone to permit a reduction to the minimum interior side yard (east) required from 6.0 metres to 0.0 metres and an increase to the maximum permitted height from 15.0 metres to 22.0 metres.

Site Characteristics:

Subject Area, Twin-Pad: 4.0 hectares (9.93 acres)

Frontage – King St W: 187.34 m

Surrounding Land Use (Overall Site):

The surrounding land uses are as follows:

North: Lands located to the north are designated “Neighbourhood Area”, zoned “R2-Single Detached Residential” and occupied by residential dwellings fronting on Pearl Street West, Higgins Court and Malloch Court, and a public park zoned “OS-Open Space”, being “Matthew Fraser Park”.

East: Lands located to the east are designated “Parks and Open Space”, zoned “OS-Open Space” and occupied by a portion of the Brock Trail. Further east, adjacent the Brock Trail, lands are designated “Neighbourhood Area”, zoned “R2-Single Detached Residential” and occupied by residential dwellings fronting on Wright Crescent and Church Street.

West: Lands located to the west are designated “Neighbourhood Area”, zoned “R3-2 - General Residential Site Specific” and are occupied by three unit street townhouse blocks fronting on Centre Street. The northern portion of this area (towards Brock Street) is currently under construction.

S-West: Lands located to the south-west of the site are designated “Neighbourhood Area”, zoned “R4-3-Genereal Residential Site Specific”, and are occupied by two (2) single storey townhouse blocks fronting on a private street named Susanna Lane.

Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014

(Twin Ice-Pad, former Phillips Cables Property)

Owner: 6865852 Canada Inc.

Agent: City of Brockville

Files: D09-11 and D14-030₍₀₅₀₋₂₀₁₄₎

South: Lands located to the south of the site, and across King Street, are a mix of designations and uses as follows:

- The easterly portion is designated as "Parks and Open Space", zoned "OS-Open Space" and is occupied by St. Lawrence Park.
- The westerly portion is designated "Neighbourhood Area", zoned "R1-Single Detached Residential", "R2-Single Detached Residential" and "C1-Local Commercial" and is occupied by single family dwellings and commercial or mixed commercial/residential buildings fronting on King Street West.

Comments Received are summarized below and attached as Schedule "D":

1. Brent Caskenette, CBO, Building Services Division, Planning Department:
 - No concerns.
 - Be advised that the proposed 0.0 metre side yard requirement will affect building construction in relation to exposed building face and the proportion of openings permitted on the reduced side. This should be addressed with the design consultant.
2. Robert Nolan, Economic Development Officer
 - No comments.
3. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - No concern.
4. Conal Cosgrove, Director of Operations, Operations Department:
 - No comment. Involved in managing the project on behalf of the City.
5. Greg Healy, Chief Fire Prevention Officer
 - No concerns at this time.
6. Hydro One, Local, Gary Klein-Swomink
 - No concern with the proposed Amendments.
7. Stephen Kapusta, Ministry of Transportation
 - No concerns with the proposed amendments.
8. Neighbour
 - Where will overflow parking go?
 - Will bleachers be erected around the sports field?
 - Will there be toilets available for after hour and weekend events?
 - Who will empty the outdoor garbage receptacles?

Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014

(Twin Ice-Pad, former Phillips Cables Property)

Owner: 6865852 Canada Inc.

Agent: City of Brockville

Files: D09-11 and D14-030₍₀₅₀₋₂₀₁₄₎

-
- Signage at Suzanna Land. Will the city assume responsibility for more efficient signage?
 - What measures will the city undertake to ensure our private, tiny development isn't further overwhelmed? Reference to traffic on King Street.
 - How will the city manage traffic challenges where entry and exit meet King Street?
 - How will the city manage parking overflow?

9. Neighbour

- How can consent to sever and re-zone the Cable Property be granted on August 24th, when the public meeting is not scheduled until September 4th? (Am I to presume that the decision to sever the property in question and the zoning to "Institutional Area" is not subject to public discussion?)
- How does the City propose to reduce the expected noise resulting from the proposed site configuration, to minimize the impact on adjacent residents? Significant property easements? Buffer zone? Trees and shrubbery plantings? Fencing?
- How can the City minimize the impact of increased traffic on the already-busy King Street? Restrictive access roads? Turning zones? No left turn? Traffic lights? Speed bumps on King Street and/or on the access road(s) to the new facilities and parking areas?
- Will all the trees on the affected areas be cut down: both the huge, old cedars currently along King Street (that act as a traffic noise buffer for local residents, as well as homes for thousands of birds, squirrels, etc.) and the old maples and other deciduous trees further in on the Cable Property? Will all or some of, the beautiful willows at the north end of the property also be affected?
- What will be done to facilitate better drainage of the severed property (550 King Street West) that will alleviate the risk of flooding and the continuing erosion of our properties on the west side of the Cable property?

Potential Issues for Discussion:

1. Appropriateness of the requested Official Plan Amendment;
2. Appropriateness of the requested Zoning By-law Amendment;
3. Decrease to the minimum interior side yard (east) required from 6.0 metres to 0.0 metres;
4. An increase to the maximum height of a building from 15.0 metres to 22.0 metres;
5. Compatibility of proposed use with the surrounding neighbourhood; and,
6. Parking and traffic.

Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014**(Twin Ice-Pad, former Phillips Cables Property)**

Owner: 6865852 Canada Inc.

Agent: City of Brockville

Files: D09-11 and D14-030₍₀₅₀₋₂₀₁₄₎**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 amendments.

FINANCIAL CONSIDERATIONS

A complete application for Amendment to City of Brockville Official Plan and Amendment to the City of Brockville Zoning By-law 050-2014 has been received. In this case, the City of Brockville is the applicant. Costs associated with and funding for development of the site have and will be the subject of separate reports, recommendations and decisions.

CONCLUSION

A Report on this matter, including a detailed analysis of the proposed amendments, 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.



D. Dick, CPA, CA
Director of Corporate Services and
Director of Planning (Acting)

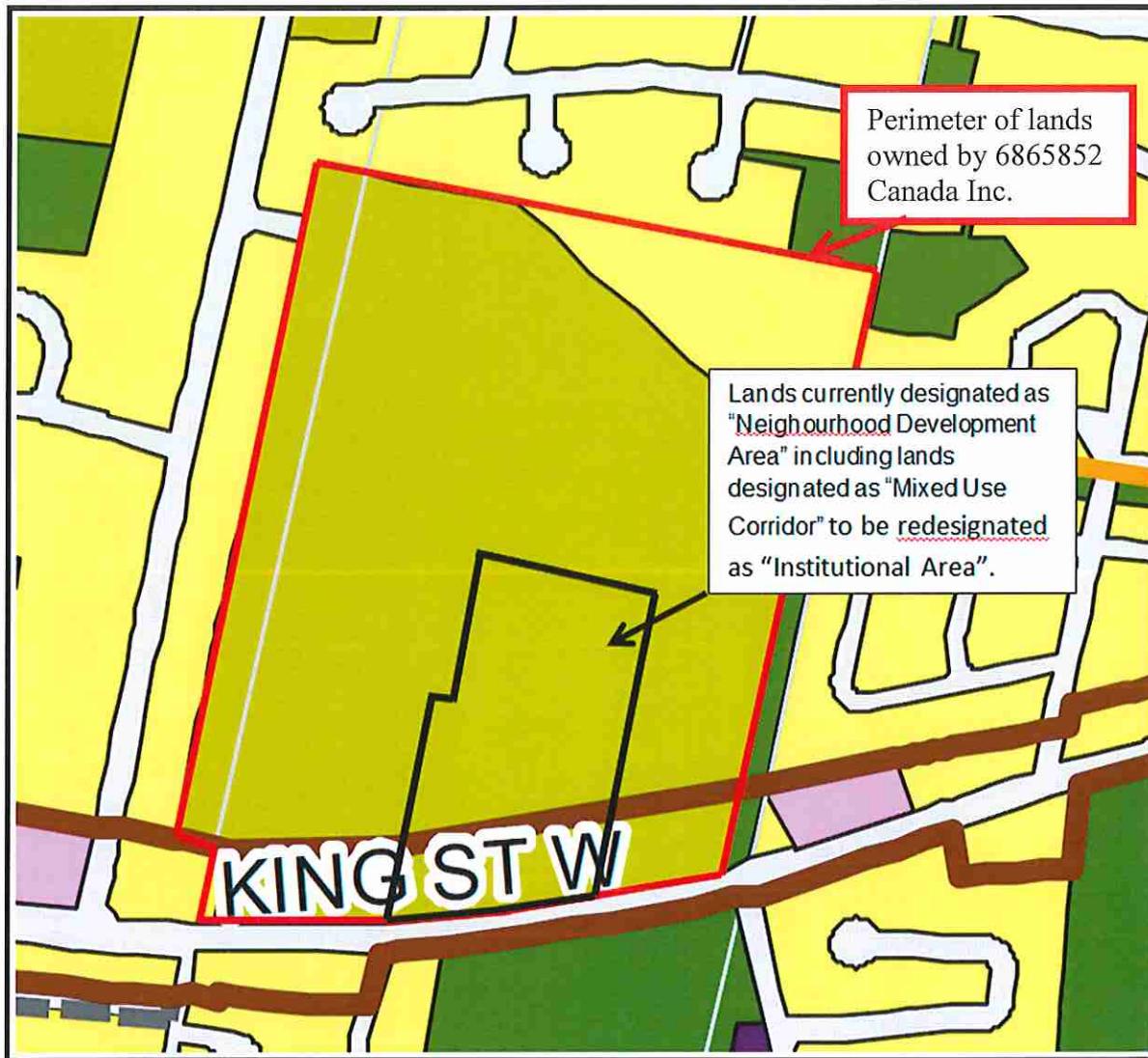


A. McGinnis, MCIP, RPP, Dipl.M.M.
Planner II



M. Pascoe Merkley
Interim City Manager

SCHEDULE 'A' TO REPORT 2018-095-09



The above illustration is for reference only. The exact boundary of the proposed Twin-Pad property may be slightly different.

SCHEDULE 'B' TO REPORT 2018-095-09



SCHEDULE 'B-1' TO REPORT 2018-095-09



(Looking south towards King Street West)



(Looking north from King Street West)

The illustrations shown above for the proposed Elementary School and Twin-Pad Arena are conceptual only.

SCHEDULE 'C' TO REPORT 2018-095-09







SCHEDULE "D" TO REPORT 2018-095-09



CITY OF BROCKVILLE PLANNING DEPARTMENT - BUILDING SERVICES DIVISION

INTEROFFICE MEMORANDUM

TO: ANDREW MCGINNIS – PLANNER II

COPY:

FROM: BRENT CASKENETTE – CHIEF BUILDING OFFICIAL

SUBJECT: OP AND ZONING AMENDMENTS– FILE D14-030 AND D09-11
550 KING ST W. – CITY OF BROCKVILLE

DATE: AUGUST 20, 2018

Andrew:

Our review of the proposal for the above noted subject site development has been completed and at this time would advise that we have no concerns.

Be advised that the proposed 0.0 metre side yard requirement will affect building construction in relation to exposed building face and the proportion of openings permitted on the reduced side. This should be addressed with the design consultant.

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 at this time that may affect the site development.

Regards,

A handwritten signature in black ink, appearing to read "Brent B. Caskenette".

BRENT B. CASKENETTE – CHIEF BUILDING OFFICIAL

City of Brockville, One King Street West, P.O. Box 5000, Brockville, ON K6V 7A5
Tel. (613) 342-8772, ext. 4441 – Fax (613) 498-2793 – Email: bcaskenette@brockville.com

Dayna Golledge

From: Robert Nolan
Sent: August 10, 2018 11:33 AM
To: Dayna Golledge
Subject: RE: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

I have no comments

Rob

Rob Nolan
Director of Economic Development
City of Brockville
1 King Street West
Brockville, Ontario
K6V 7A5
T: 613-342-8772 x4445
C: 343-264-0588
E: rnlolan@brockville.com
W: www.brockville.com

Find us on [Facebook](#) and [Twitter](#) @BrockvilleEcDev

From: Dayna Golledge
Sent: August 9, 2018 3:36 PM
To: Peter Raabe; Steve Allen; S Fraser; Greg Healy; Brent Caskenette; Conal Cosgrove; Sandra MacDonald
Cc: Robert Nolan; David Dick; Ghislain Pigeon; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou; Andrew McGinnis; MPMerkley
Subject: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11.

Please reply to me with any comments regarding this application by no later than 24 August 2018.

If you have any specific questions in relation to this application, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421;
or email to: amcginnis@brockville.com

Thank you,
Dayna

Memorandum



File No. D17-01

Date: August 22, 2018

To: Dayna Golledge
Administrative Coordinator - Planning

From: Steven Allen, C.E.T., Dipl M.M.
Supervisor Engineering

Subject: **ZONING BY-LAW 05-2014 and OFFICIAL PLAN AMENDMENT 550 KING STREET W – APPLICANT THE CITY OF BROCKVILLE – D14-030 & D09-11.**

The Environmental Services Department, Engineering Division is not opposed to Rezoning and Official Plan Amendments for 550 King Street W.

sea:SEA

A handwritten signature in black ink, appearing to read "Steven Allen".

Andrew McGinnis

From: Conal Cosgrove
Sent: August-24-18 3:16 PM
To: Dayna Golledge; Andrew McGinnis
Cc: Steve Allen
Subject: RE: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

Dayna and Andrew

The Operations Department will not be commenting on these applications as we are involved in managing this project on behalf of the City.

Conal

From: Dayna Golledge
Sent: August 9, 2018 3:36 PM
To: Peter Raabe; Steve Allen; S Fraser; Greg Healy; Brent Caskenette; Conal Cosgrove; Sandra MacDonald
Cc: Robert Nolan; David Dick; Ghislain Pigeon; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou; Andrew McGinnis; MPMerkley
Subject: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11.

Please reply to me with any comments regarding this application by no later than 24 August 2018.

If you have any specific questions in relation to this application, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421;
or email to: amcginnis@brockville.com

Thank you,
Dayna

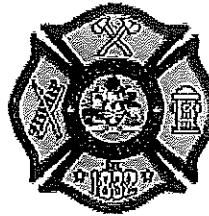


Dayna Golledge
Administrative Coordinator – Planning

City of Brockville
One King Street West, Brockville, ON, K6V 7A5
Phone: 613-342-8772 X 4463
Email: planning@brockville.com
Web: www.brockville.com



Please consider the environment before printing this email



MEMO

DATE: August 13, 2018

MEMO TO: Andrew McGinnis, Planner II

FROM: Greg Healy, Chief Fire Prevention Officer

RE: 550 King Street West, Zoning Amendment D14-030 and Official Plan
Amendment D09-11 (Twin Pad)

After reviewing the plans for the above noted project, please be advised this Department has no concerns at this time.


GH

Copy to: M. Tyo, Fire Prevention Officer

Andrew McGinnis

From: Gary.Klein-Swomink@HydroOne.com
Sent: August-10-18 11:07 AM
To: Andrew McGinnis
Cc: Gary.Klein-Swomink@HydroOne.com
Subject: FW: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE
Attachments: Memo - ZBLA D14-030 and OPA D09-11 - 550 King Street West, Brockville.pdf

Andrew,
Hydro One has no issues with the proposed amendment attached.

Regards,

Gary Klein-Swomink
Supervising Distribution Technician
Brockville Area, Hydro One
26 Front Ave. West. P.O. Box 428
Brockville, Ontario K6V 5V6
Office: 613-345-5944 ext. 2334
Cell 613-913-4386
Fax: 613-345-5616
Email: Gary.klein-swomink@hydroone.com

www.hydroone.com

From: Dayna Golledge [mailto:DGolledge@brockville.com]
Sent: Thursday, August 09, 2018 3:36 PM
To: Peter Raabe; Steve Allen; S Fraser; Greg Healy; Brent Caskenette; Conal Cosgrove; Sandra MacDonald
Cc: Robert Nolan; David Dick; Ghislain Pigeon; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou; Andrew McGinnis; MPMerkley
Subject: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11.

Please reply to me with any comments regarding this application by no later than 24 August 2018.

If you have any specific questions in relation to this application, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421;
or email to: amcginnis@brockville.com

Thank you,
Dayna

Dayna Golledge

From: Kapusta, Stephen (MTO) <Stephen.Kapusta@ontario.ca>
Sent: August 13, 2018 4:00 PM
To: Dayna Golledge
Subject: RE: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

Good Afternoon Dayna,

The Ministry has no concerns with this proposed zoning amendment and official plan amendment as they are both beyond our permit control area.

Sincerely,

Stephen Kapusta MCIP, RPP

Corridor Management Planner
Ministry of Transportation - Eastern Region
1355 John Counter Boulevard
Postal Bag 4000
Kingston, ON K7L 5A3
Phone (613)545-4834
Fax (613)540-5106
Toll Free 1(800)267-0295
Stephen.Kapusta@Ontario.ca



From: Dayna Golledge [mailto:DGolledge@brockville.com]

Sent: August 09-18 3:36 PM

To: Peter Raabe <praabe@brockville.com>; Steve Allen <sallen@brockville.com>; S Fraser <sfraser@brockvillepolice.com>; Greg Healy <ghealy@brockville.com>; Brent Caskenette <bcaskenette@brockville.com>; Conal Cosgrove <ccosgrove@brockville.com>; Sandra MacDonald <smacdonald@brockville.com>
Cc: Robert Nolan <RNolan@brockville.com>; David Dick <DDick@brockville.com>; Ghislain Pigeon <GPigeon@brockville.com>; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou <jfaurschou@brockville.com>; Andrew McGinnis <amcginnis@brockville.com>; MPMerkley <mpmerkley@brockville.com>

Subject: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11.

Jon Faurschou

From: [REDACTED]
Sent: Wednesday, August 15, 2018 7:30 AM
To: Jon Faurschou
Cc: Dayna Golledge
Subject: Questions re. Development of 550 King Street West (school, culvert, twin pads and overall traffic flow and parking)

Hi Jon,

It's been a while. Hope you've been keeping well.

While we realise the three notices we received in the mail on August 13th and 14th are preliminary, we have the following questions. Dayna suggested you'd prefer to have these in advance to our meeting.

In regards to the school and sports field:

- 1) Where is the road for the main entrance to the school?
- 2) Where will the school buses wait and pick up the children? Running diesel buses will be a concern.
- 3) Will the 75 parking spots back up close to the east row of Susanna Lane?
- 4) Given all the land available, why the need to seek relief from the 153 mandated number of parking spaces? Where will parking overflow be directed in the case of school or sport events?
- 4) If the sports field remains to the east of Susanna Lane, will the school board erect a fence separating our property from theirs?
- 5) Will bleachers around the field be erected?
- 6) I was told by parents volunteering on boards of sports teams that they will be using the field during the evenings and on summer days. With this in mind, will the school board build and maintain toilets? Who will empty out the trash cans?
- 7) When is construction of the school slated to start and how long is it expected to last?

In regards to the culvert on Junic's land bordering Susanna Lane's northern and eastern perimetre:

- 1) Will the purchase of the land by the school board put an end to the dispute over the the culvert, given that [REDACTED] are now before the courts?
- 2) Once the school is up and running, who will be responsible for maintaining the drainage pipe (which replaces the culvert): the city or the school board?

In regards to the traffic flow and parking issues that will intensify because of the building of the school/daycare/group centre with reduced parking, the twin pads, and two sports fields:

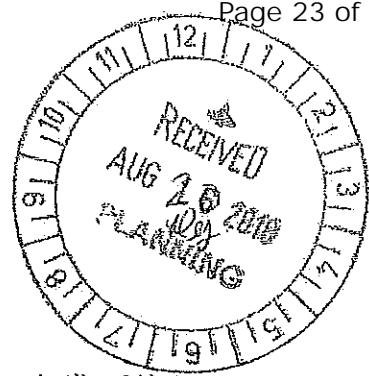
- 1) Since Susanna Lane's inception, we've experienced drivers entering our lane, believing it to be a back road to Centre---even though we paid early on to have it signed as private. Would the city assume responsibility for more efficient signage?
- 2) We believed---mistakenly it now seems---that the introduction of bike lanes and reduction of four lanes on King Street West down to two would calm traffic from Cedar to the Country Club. All residents here have experienced a worsening of road rage: drivers passing aggressively in the centre turn lane, impatient drivers tailgating us as we try to slow down going west to turn in, and problems with speeding drivers so it's hard for us to exit onto King. What measures will the city undertake to ensure our private, tiny development isn't further overwhelmed?
- 3) Overall, how will the city manage traffic challenges where entry and exit meet King street?
- 4) Overall, how will the city manage parking overflow? Will the city allow parking on King Street West for special events? Right now, Junic's land is being used as traffic overflow for many St. Lawrence Park events, boaters with trailers, cars parked by the two private garages on King, illegal campers who are too cheap to pay to camp at St. Lawrence Park, dog owners running their animals without picking up their poop, etc. Where will all these vehicles go?

[REDACTED] we'll be unable to attend the scheduled meeting. I'm sure it will be well attended.

Looking forward to seeing you.

SUBMISSION

with reference to:



File B06/18: APPLICATION FOR CONSENT

for the proposed severance of land located at 550 King Street West, Brockville, ON
to allow for the construction of an elementary school and related facilities

**File Nos. D14-030 and D09-11: PROPOSED AMENDMENTS TO THE OFFICIAL PLAN
AND ZONING BY-LAW 050-2014, 550 King Street West, City of Brockville**

**File Nos. D14-031 and D09-12: PROPOSED AMENDMENTS TO THE OFFICIAL PLAN
AND ZONING BY-LAW 050-2014, 550 King Street West, City of Brockville**

and NOTICE OF MEETING

to be held at 6:00 PM, Tuesday, September 4, 2018
at the Brockville Memorial Civic Centre, 100 Megadoma Blvd., Brockville, ON

Submitted to: Copy 1: Sandra MacDonald, City Clerk
&
Copy 2: Jonathan Faurschou, MCIP, RPP
Acting Chief Planning Officer

c/o City of Brockville
Victoria Building
One King Street West
P.O. Box 5000
Brockville, ON K6V 7A5

10.000-15.000 m²

10. The following table summarizes the results of the study. The first column lists the variables, the second column lists the estimated coefficients, and the third column lists the standard errors.

Date Submitted (by hand): August 20, 2018

I, [REDACTED] am a resident, and owner since 2006, [REDACTED] west side of the original Phillips Cable Property. I wish to inform you that I do not understand the currently published plans for the aforementioned property at 550 King Street West, and have several concerns about the intended use of the severed property. After seeing the Notices from the City Clerk and the Planning Department in the Recorder & Times on August 9, 2018, I subsequently received copies of these documents sent from the City by mail directly to me. But these notices are unclear and not consistent. I also received additional information at a meeting I requested with Jonathan Faurschou of the City's Planning Department, on August 15, 2018.

Basically the descriptions provided in the City's documentation are non-specific; the descriptions vary from document to document, and they are only stated in "assessment and zoning speak" – nothing a local resident can relate to or understand. On the proposed severance document our small enclave of townhouses at the corner of King and Centre Streets is not represented accurately on the included map, and the roadways adjacent to the Cable Property, with the exception of King Street, do not seem to appear at all (they would be useful to clarify the boundaries of the property and the severance under discussion). There is also zero info concerning the location of the proposed structures (elementary school, double ice pads, parking, etc.) on the property in question, nor about the proposed easements or side-yard requirements, particularly on the west side – will I be staring into classrooms, with bells ringing all day every day, and students before and after school and during their recesses screaming in my backyard!?!? What is happening to the 'quiet enjoyment' that I anticipated when I purchased my Brockville home in 2006, for my retirement? Where, EXACTLY, will the school and other facilities be located? And what "buffer" is proposed between the school, the play-yards, parking, etc., at the rear of my property? I feel, because of the location of my property, I will be directly impacted by the currently planned development of the Cable Property lands.

Both the proposed elementary school (on the west side) and the twin ice pads (on the east side) will generate a significant increase in traffic on King Street, with much turning of school buses, cars, taxis, etc. King Street is already heavily travelled, being a main east-west artery into and out of the City as the municipal portion of Highway 2 along the St. Lawrence River. Last year the City recognized the traffic problems on King Street by reconfiguring the traffic lanes from four lanes to two, providing a centre left-turning lane (currently used by many drivers as a passing lane, and not currently policed adequately), and including bicycle lanes on both sides going east and west. The current configuration is definitely an improvement, in many – but not all – cases; the traffic on King Street has slowed, with the exception of motorcycles, school buses and semi-truck/trailers who continue to consider the stretch across the Cable Property (and beside St. Lawrence Park) as a straightaway for acceleration!

Drainage of the Cable Property has always been a problem since the housing construction on the west side began in 2006. An open ditch stretches the full length behind the houses built on the east side of Susanna Lane and all along the east side of Centre Street. A huge surface drain is located behind [REDACTED] Susanna Lane which, I understand, the City takes responsibility for cleaning and clearing debris (although I am not sure of the frequency of that effort – every two years? !?!?). The City is definitely aware of the resulting problems, including the flood of the Centre Street houses (twice!) when they were first built. The builder was permitted by the City and the owner of the Cable Property to dig the drainage ditch deeper (from 4 feet to 8 feet), and to augment the huge drain at the south end of the ditch by drilling a large hole in the drain's concrete base, below the drain's original steel surface grid. The length of the ditch now includes bull rushes, poison parsnip and ducks, as well as lunch bags, candy

wrappers, coffee cups and water bottles! While the ditch is sloped 60 degrees on the east side (as the City Engineer indicated as a requirement at the time of the digging!), the ditch wall is vertical (90 degrees) on the west side [REDACTED] – there was not sufficient space to slope the ditch correctly on the west side [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED] A vertical retaining wall on the west side of the ditch is absolutely required, or a more complex buried drainage system must be built, especially when the Cable Property lands are being developed!

QUESTIONS:

1. How can consent to sever and re-zone the Cable Property be granted on August 24th, when the public meeting is not scheduled until September 4th? (Am I to presume that the decision to sever the property in question and change the zoning to "Institutional Area" is not subject to public discussion?)
2. How does the City propose to reduce the expected noise (school bells, large numbers of children regularly playing outdoors, local traffic) resulting from the elementary school and the ice pad configuration, to minimize the impact on adjacent residents? Significant property easements? Buffer zone? Trees and shrubbery plantings? Fencing?
3. How can the City minimize the impact of increased traffic on the already-busy King Street? Restrictive access roads? Turning zones? No left turns? Traffic lights? Speed bumps on King Street and/or on the access road(s) to the new facilities and parking areas?
4. Will all the trees on the affected areas be cut down: both the huge, old cedars currently along King Street (that act as a traffic noise buffer for local residents, as well as homes for thousands of birds, squirrels, etc.) and the old maples and other deciduous trees further in on the Cable Property? Will all, or some of, the beautiful willows at the north end of the property also be affected?
5. What will be done to facilitate better drainage of the severed property (550 King Street West) that will alleviate the risk of flooding and the continuing erosion of our properties on the west side of the Cable Property?

Submitted August 20, 2018


Page 2 of 2


27 August 2018

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 04 SEPTEMBER 2018**

2018-096-09

**PROPOSED AMENDMENTS TO THE
OFFICIAL PLAN AND ZONING BY-LAW
050-2014, 550 KING STREET WEST
CITY OF BROCKVILLE
(UPPER CANADA DISTRICT SCHOOL BOARD)
OWNER: 6865852 CANADA INC.
AGENT: WSP GROUP LTD., NADIA DI SANTI FOR UCDSB
FILES: D09-12 and File No. D14-031₍₀₅₀₋₂₀₁₄₎**

**D. DICK
DIRECTOR OF PLANNING (Acting)
ANDREW MCGINNIS
PLANNER II**

RECOMMENDATION

THAT Report 2018-096-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee (EPD) at a future meeting.

PURPOSE

To provide information for purposes of conducting a Public Meeting under the Planning Act respecting Application for Amendment to the Official Plan for the City of Brockville and Application for Amendment to City of Brockville Zoning By-law 050-2014.

BACKGROUND

On 19 January 2018, Ms. Nadia Di Santi, acting as Agent for 6865852 Canada Inc., Owner of 550 King Street West, Brockville, and as Agent for the purchaser of a portion of said lands, being Upper Canada District School Board (UCDSB), has filed applications for amendment to City of Brockville Official Plan and to City of Brockville Zoning By-law 050-2014, which, if approved, would permit a portion of 550 King Street West to be utilized for construction of a new one storey Elementary school consisting of 22 classrooms, a gymnasium, multi-purpose area, staff facilities, and an outdoor sports field. The proposed elementary school will include a childcare facility and Ontario Early Years (Child and Family Group) Centre.

The subject land is currently owned by 6865852 Canada Inc, however, the land is subject to an Agreement of Purchase and Sale that will transfer ownership of a portion of the land to the Upper Canada District School Board (UCDSB) upon completion of various conditions.

In addition, the land is subject to a "Joint Development and Use Agreement" between the UCDSB and the City of Brockville addressing, among other elements, cost sharing of various components of development, the sharing of parking between the new elementary school and a future proposed municipal twin-pad arena and construction of

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Public Meeting - Proposed Amendments to Official Plan and Zoning By-Law 050-2014
 550 King Street West, Brockville
 (Upper Canada District School Board)
 Owner: 6865852 CANADA INC.
 Agent: Nadia Di Santi, WSP for UCDSB
 Files: D09-12 and D14-031₍₀₅₀₋₂₀₁₄₎

a common future access road off King Street West.

The lands which are the subject of the applications are located on the north side of King Street, between Centre Street (West) Pearl Street West (North) and Wright Crescent and Church Street (East). The subject lands are the former Phillips Cable property (550 King Street West), as shown on **Schedule "A"** attached hereto. The overall 550 King Street West site has an area of approximately 21.71 hectares (53.640 acres). This proposal only deals with a portion of the overall site consisting of approximately 5.79 hectares (14.33 acres). The lands subject of the applications are also subject to a concurrent Application for Consent to sever.

The residual lands, roughly the north half and a strip of land along the east side, of the overall lands, will remain for future residential use.

Concurrent applications for Official Plan Amendment and Zoning By-law Amendment are being processed for a second parcel of land to be used for a future twin-pad arena (See Report 2018-095-09).

The entire site is currently vacant.

In December 2012 a Public Meeting was held relating to proposed Official Plan Amendment, Zoning By-law Amendment and Subdivision proposal for the subject lands. Since 2012, due to the owner's perception of market conditions and trends, development has not proceeded. An illustration showing the combined Municipal Twin-Pad Arena, the UCDSB development concept and residual lands has been attached as **Schedule "B"** to this report. **Schedule "C"**, to this report are photos of the site taken by Andrew McGinnis, Planner II, City of Brockville. **Schedule "D"** attached is a Planning Rationale prepared by WSP.

In addition, and in collaboration with the City of Brockville, the following is a list of studies being conducted as they relate to the subject lands:

Type of Study	Process
Traffic Impact Analysis	New – in process.
Functional Servicing Report	New – complete.
Geotechnical Study	New – in process.
Topo/Legal Survey	New – complete.
Species at Risk	2012 Report – being Peer reviewed.
Environmental Site Assessment	2010 Report - being Peer reviewed.

Upon completion of the above reports, Staff will review and provide recommendations relating to each study/report for consideration of the Economic Development Planning Committee at a future meeting.

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ANALYSIS

i) 550 King Street West – Overall Site:

Zoning and Official Plan Information:

Official Plan:	Neighbourhood Area and Neighborhood Development Area with Mixed Use Corridor and Significant Woodlands considerations.
Existing Zoning:	H1-R4-General Residential Zone

Site Characteristics:

Total Area, 550 King St W.:	21.71 hectares (53.64 acres)
Frontage – King St W:	Approx. 460.0 m
Frontage – Centre Street:	Approx. 9.0 m
Frontage – Church Street:	Approx. 9.0 m

ii) UCDSB Site:

Zoning and Official Plan Information:

Official Plan:	Neighbourhood Development Area with Mixed Use Corridor and Significant Woodlands considerations.
Proposed OP:	Institutional Area
Existing Zoning:	H1-R4-General Residential Zone
Proposed Zoning:	I1 – General Institutional Special Exception Zone with a reduction to the minimum number of parking spaces required from 145 parking spaces to 73 parking spaces.

Site Characteristics:

Subject Area, UCDSB:	5.79 hectares (14.33 acres)
Frontage – King St W:	109.0 m

Surrounding Land Use (Overall Site):

The surrounding land uses are as follows:

North: Lands located to the north are designated “Neighbourhood Area”, zoned “R2-Single Detached Residential” and occupied by residential dwellings fronting on Pearl Street West, Higgins Court and Malloch Court, and a public

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park zoned "OS-Open Space", being "Matthew Fraser Park".

- East: Lands located to the east are designated "Parks and Open Space", zoned "OS-Open Space" and occupied by a portion of the Brock Trail. Further east, adjacent the Brock Trail, lands are designated "Neighbourhood Area", zoned "R2-Single Detached Residential" and occupied by residential dwellings fronting on Wright Crescent and Church Street.
- West: Lands located to the west are designated "Neighbourhood Area", zoned "R3-2 - General Residential Site Specific" and are occupied by three unit street townhouse blocks fronting on Centre Street. The northern portion of this area (towards Brock Street) is currently under construction.
- S-West: Lands located to the south-west of the site are designated "Neighbourhood Area", zoned "R4-3-Genereal Residential Site Specific", and are occupied by two (2) single storey townhouse blocks fronting on a private street named Susanna Lane.
- South: Lands located to the south of the site, and across King Street, are a mix of designations and uses as follows:
- The easterly portion is designated as "Parks and Open Space", zoned "OS-Open Space" and is occupied by St. Lawrence Park.
 - The westerly portion is designated "Neighbourhood Area", zoned "R1-Single Detached Residential", "R2-Single Detached Residential" and "C1-Local Commercial" and is occupied by single family dwellings and commercial or mixed commercial/residential buildings fronting on King Street West.

Comments Received are summarized below and attached as Schedule "E":

1. Brent Caskenette, CBO, Building Services Division, Planning Department:
 - No concerns.
2. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - Not opposed to the applications.
3. Conal Cosgrove, Director of Operations, Operations Department:
 - No comments with respect to these applications.
4. Greg Healy, Chief Fire Prevention Officer
 - No concerns at this time.

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Files: D09-12 and D14-031₍₀₅₀₋₂₀₁₄₎

5. Robert Nolan, Director of Economic Development
 - No comments.
6. Brockville Municipal Accessibility Advisory Committee
 - BMAAC requests that the required number of accessible parking spaces be calculated based on the original parking required of 145 spaces given the proposed usage of the property.
 - This would require 6 barrier-free spaces rather than 3 barrier-free spaces if calculated from the proposed reduction amount.
7. Hydro One, Local, Gary Klein-Swornink
 - No issues with the proposed amendments.
8. Stephen Kapusta, Ministry of Transportation
 - No concerns with the proposed amendments.
9. Enbridge – North York
 - No objection.
10. Neighbour
 - Where is the main entrance to the School?
 - Where will the school buses wait and pick up the children? Running diesel buses will be a concern.
 - Will the 75 parking spots back up close to the east row of Susanna Lane?
 - Where will overflow parking be directed in the case of school or sport events?
 - If the sports field remains to the east of Susanna Lane, will the school board erect a fence separating the properties?
 - Will bleachers be erected around the sports field?
 - Will there be toilets available for after hour and weekend events?
 - Who will empty the outdoor garbage receptacles?
 - When is construction of the school slated to start and how long is it expected to last?
 - Will the purchase of this land put an end to the dispute over the culvert?
 - Once the school is up and running, who will be responsible for maintaining the drainage: the city or the school?
 - Signage at Susanna Land. Will the city assume responsibility for more efficient signage?
 - What measures will the city undertake to ensure our private, tiny development isn't further overwhelmed? Reference to traffic on King Street.

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Files: D09-12 and D14-031₍₀₅₀₋₂₀₁₄₎

- How will the city manage traffic challenges where entry and exit meet King Street?
- How will the city manage parking overflow from St. Lawrence Park?

11. Neighbour

- How can consent to sever and re-zone the Cable Property be granted on August 24th, when the public meeting is not scheduled until September 4th? (Am I to presume that the decision to sever the property in question and the zoning to "Institutional Area" is not subject to public discussion?)
- How does the City propose to reduce the expected noise resulting from the proposed site configuration, to minimize the impact on adjacent residents? Significant property easements? Buffer zone? Trees and shrubbery plantings? Fencing?
- How can the City minimize the impact of increased traffic on the already-busy King Street? Restrictive access roads? Turning zones? No left turn? Traffic lights? Speed bumps on King Street and/or on the access road(s) to the new facilities and parking areas?
- Will all the trees on the affected areas be cut down: both the huge, old cedars currently along King Street (that act as a traffic noise buffer for local residents, as well as homes for thousands of birds, squirrels, etc.) and the old maples and other deciduous trees further in on the Cable Property? Will all or some of, the beautiful willows at the north end of the property also be affected?
- What will be done to facilitate better drainage of the severed property (550 King Street West) that will alleviate the risk of flooding and the continuing erosion of our properties on the west side of the Cable property?

Potential Issues for Discussion:

1. Appropriateness of the requested Official Plan Amendment to permit a new Elementary school;
2. Appropriateness of the requested Zoning By-law Amendment to permit a new elementary school with a reduced number of parking spaces from 145 to 73;
3. Compatibility of proposed use with the surrounding neighbourhood;
4. Vegetation and Drainage; and,
5. Parking and Traffic.

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 and provisions that are relevant to the requested amendments.

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FINANCIAL CONSIDERATIONS

A complete application for Amendment to City of Brockville Official Plan and Amendment to the City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. Any additional costs relating to the re-designation, rezoning, servicing the lands and construction of the new building is the responsibility of the UCDSB.

CONCLUSION

A Report on this matter, including a detailed analysis of the proposed amendments, 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.



D. Dick, CPA, CA
Director of Corporate Services and
Director of Planning (Acting)

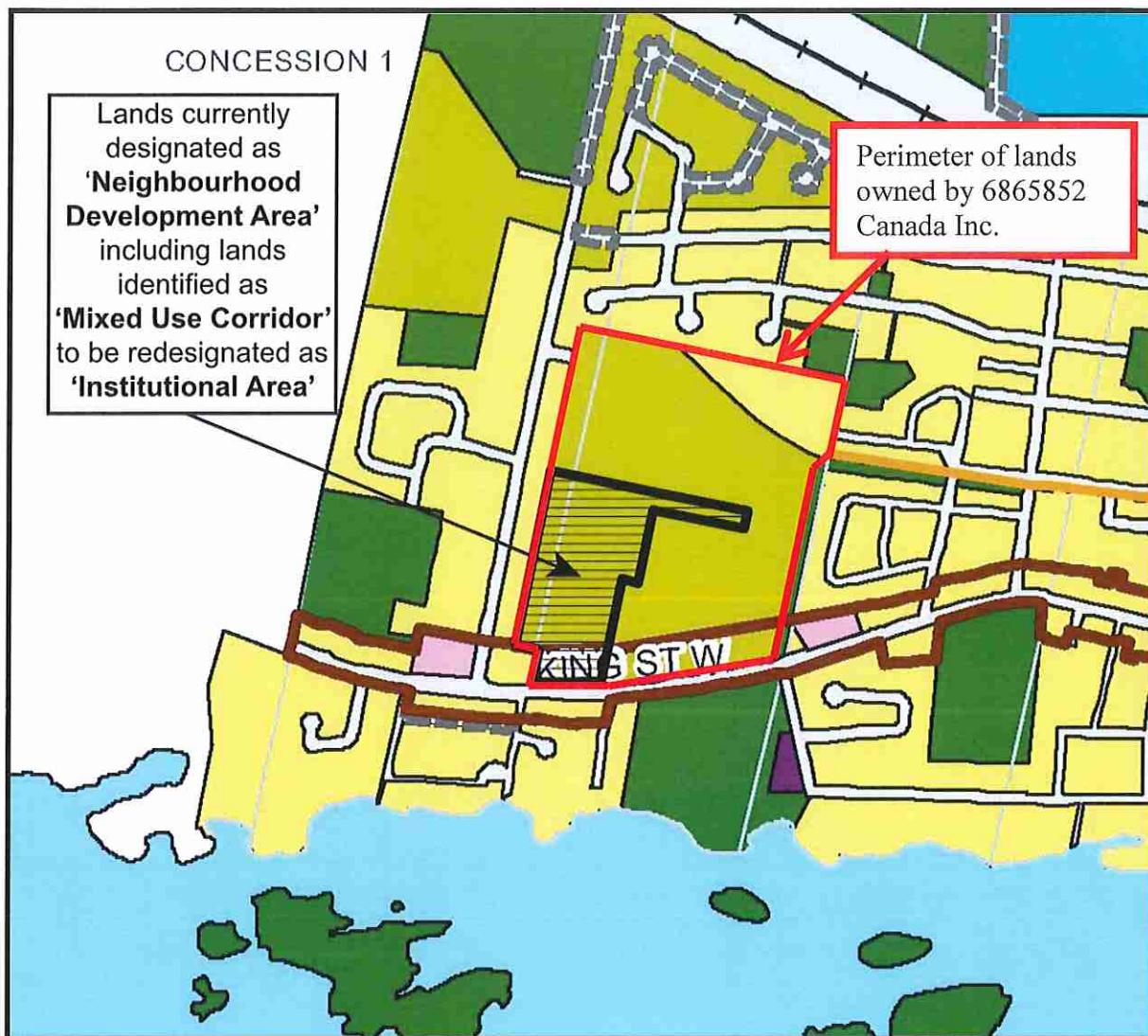


A. McGinnis, MCIP, RPP, Dipl.M.M.
Planner II



M. Pascoe Merkley
Interim City Manager

SCHEDULE 'A' TO REPORT 2018-096-09



The above illustration is for reference only. The exact boundary of the proposed UCDSB property may be slightly different.

SCHEDULE "B" TO REPORT 2018-096-09



The illustrations shown above for the proposed Elementary School and Twin-Pad Arena are conceptual only.

SCHEDULE "C" TO REPORT 2018-096-09



08/17/2018



08/17/2018





SCHEDULE "D" TO REPORT 2018-096-09



UPPER CANADA DISTRICT SCHOOL BOARD

PLANNING RATIONALE

JULY 27, 2018

IMAGE SOURCES:
Google Earth

UPPER CANADA DISTRICT SCHOOL BOARD
PLANNING RATIONALE

JULY 27, 2018

PREPARED FOR:
UPPER CANADA DISTRICT SCHOOL BOARD

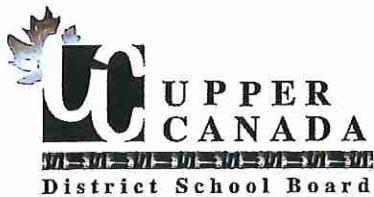
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SIGNATURES

PREPARED BY



Nadia De Santi, MCIP, RPP
SENIOR PROJECT MANAGER

This Planning Rationale was prepared by WSP Canada Group Limited ("WSP") for Architecture49 Inc. ("Architecture49") in accordance with the agreement between WSP, Architecture49, and the Upper Canada District School Board (the client). This Planning Rationale is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this Report is the sole responsibility of the client. The material in this Report, accompanying documents and all information relating to this activity reflect WSP's judgment in light of the information available to us at the time of preparation of this Report. Any use which a third party makes of this Report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this Report.

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This Standard Limitations statement is considered part of this Report.



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 - B DRAFT ZONING BY-LAW AMENDMENT
-

1 INTRODUCTION

WSP was retained by Architecture49 to prepare a Planning Rationale (the "Report") in support of Consent to Sever, Official Plan Amendment, and Zoning By-law Amendment applications for the lands municipally known as 550 King Street West in the City of Brockville, to facilitate the development of a new elementary school.

This Report is set up as follows:

- **Section 2** provides a description of the site location and community context;
- **Section 3** provides a description of the proposed development;
- **Section 4** outlines the policy and regulatory framework applicable to the site and proposed development;
- **Section 5** provides the rationales for the Planning Applications, including the requested Consent to Sever, Official Plan Amendment, and Zoning By-law Amendment; and
- **Section 6** summarizes the planning opinion.

The proposed Draft Official Plan Amendment can be found in Appendix A of this Report and the proposed Draft Zoning By-law Amendment can be found in Appendix B.

A number of supporting technical studies have been prepared in support of the applications, and have been submitted to the City and are available under separate cover.

2 SITE LOCATION AND COMMUNITY CONTEXT

2.1 SITE LOCATION

The subject lands (the "Site") consist of approximately 5.8 hectares (14.3 acres) proposed to be severed from the lands legally described as Part of Lot A and B, Lots 7,9,11,13,15 and 19, Registered Plan number 28R-12326, Part of Lots 1,2,3,22, A and B, Registered Plan 206 and Part of Lot 16, in the City of Brockville. The Site is municipally known as 550 King Street West. It is generally located north of King Street West and east of Centre Street, as illustrated in Figure 2-1.

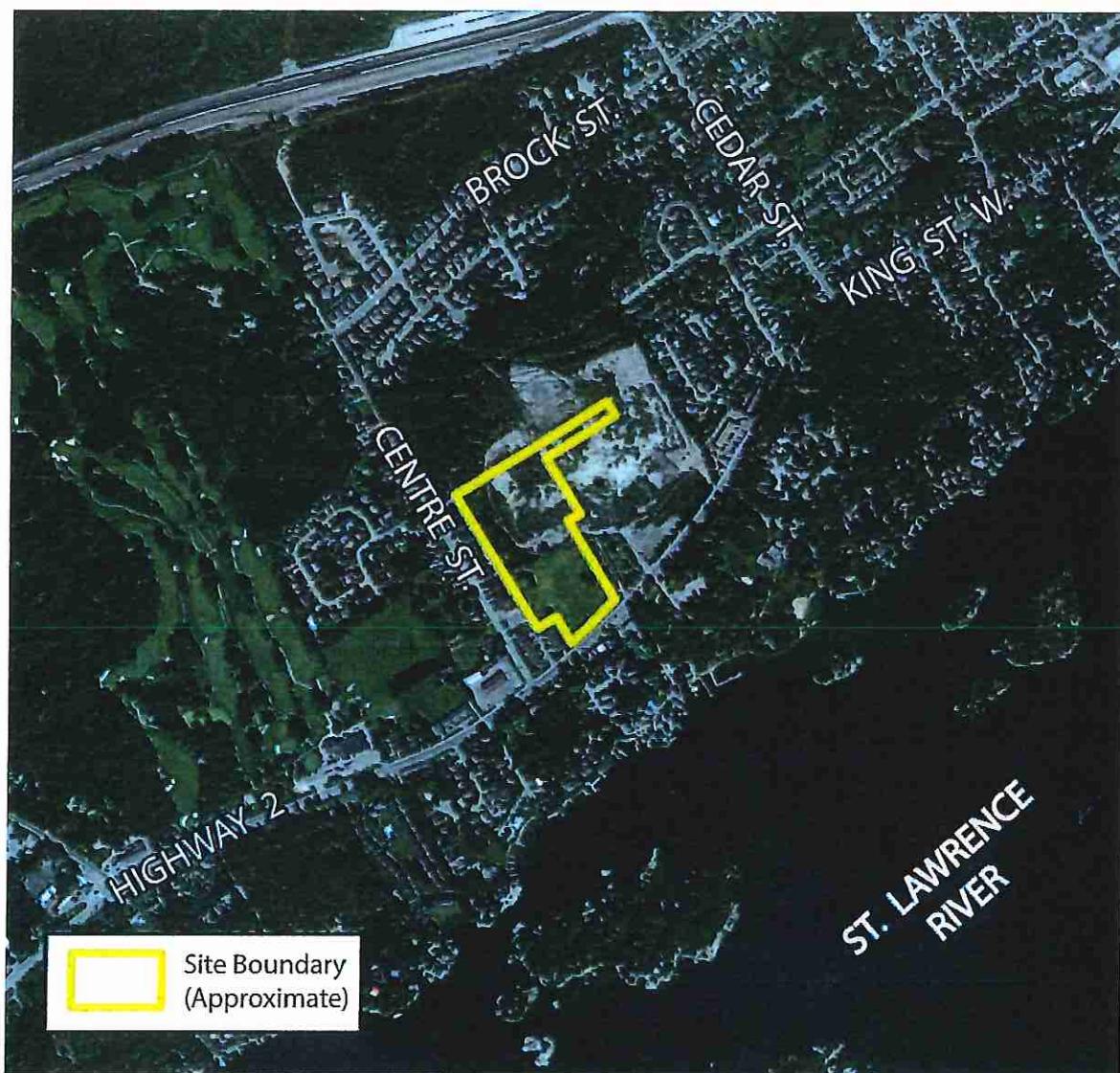


Figure 2-1: Site Location (Google Earth, 2018 and WSP)

The Site is located approximately 1.5 km west of Downtown Brockville, in close proximity to existing residential neighbourhoods located north, east, south and west of the site. It is also located across from the St. Lawrence Park to the south, which offers access to the St. Lawrence River. A number of automobile sales and service businesses are located on King Street West, to the south of the Site.

The Site has frontage of approximately 109 m along King Street West (an arterial road running east-west). It is irregular in shape, with a narrow frontage relative to lot depth, and an "L" shaped projection to the east on the lot interior. The Site will be serviced by municipal water, sanitary sewer, and storm sewer.

2.2 SITE CONTEXT

Land uses adjacent to the Site are as follows:

- **North:** Vacant lands;
- **South:** Residential; Park; Commercial land uses (auto dealership and auto repair businesses);
- **East:** Vacant lands; and
- **West:** Low-rise residential dwellings.

The registered owner of the Site is 6865852 Canada Inc; however, the land is subject to an Agreement of Purchase and Sale that will transfer ownership of the land to the Upper Canada District School Board (UCDSB), dependant on the fulfillment of several conditions on or before November 30, 2018. These conditions include the requirement to obtain appropriate *Planning Act* approvals (Consent, Official Plan Amendment and Zoning By-law Amendment) to permit development of the proposed elementary school.

The site is currently vacant, as illustrated in **Figures 2-2 to 2-5**. WSP conducted a site visit on July 9, 2018. **Figure 2-2** and **Figure 2-3** illustrate the existing Site condition, and **Figure 2-4** and **Figure 2-5** illustrate the existing edge conditions along King Street West. Photos contained herein are from WSP, unless otherwise noted.

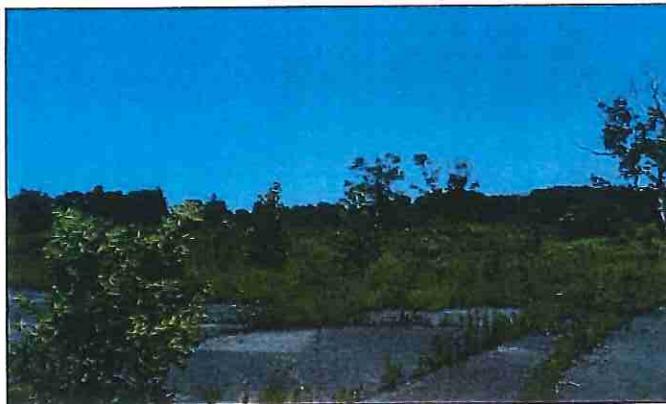


Figure 2-2 Looking Northeast from Site Interior

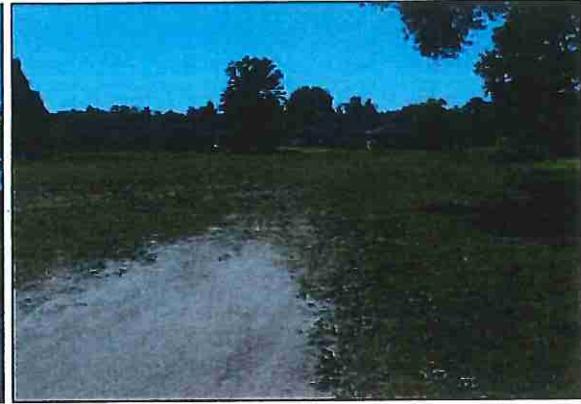


Figure 2-3: Site Interior Looking West



Figure 2-4: King Street West Looking East



Figure 2-5: King Street West Looking East

The Site has an industrial history dating from 1922 when a large manufacturing plant (Philips Cable Facility) occupied the site. The manufacturing facility was demolished in 2008 followed by an environmental remediation program. In 2010, a Phase II Environmental Site Assessment (ESA) was undertaken by Paterson Group. This Phase II ESA concluded that the bulk of impacted soil had been appropriately removed and disposed of. A record of site condition (RSC) was filed on the Environmental Site Registry in 2010.

2.2.1 PUBLIC AND ACTIVE TRANSPORTATION NETWORK

The Site is well serviced by Brockville Transit's Red Bus line, as shown in **Figure 2-6**. The Red Bus line runs every half-hour from 7 am to 6 pm, Monday to Friday, along King Street West and provides service to the Central Business District. Stops are located along King Street West, at the corner of King Street West and Centre Street and west of the Site at Centre Street and Baxter Drive.

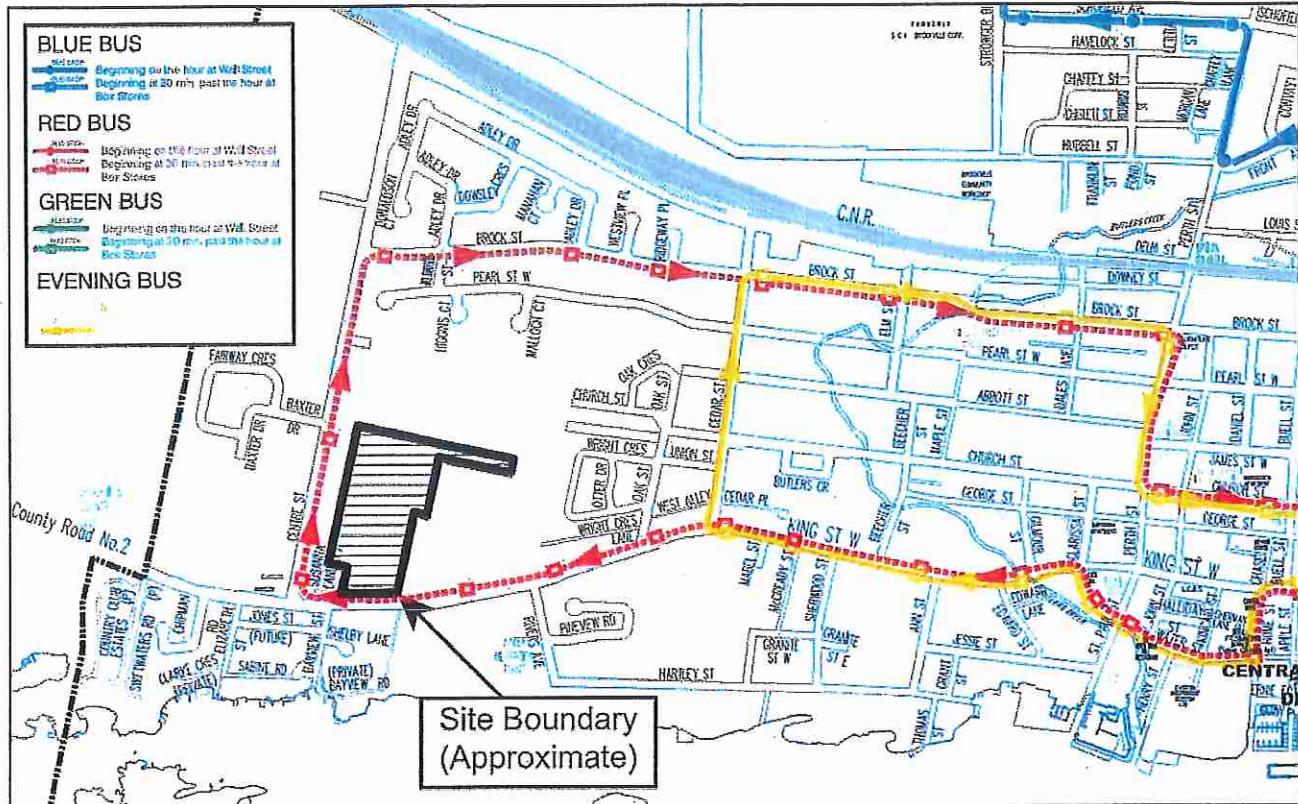


Figure 2-6: Local Transit Connections - extract from City of Brockville Transit Map, 2016

The Site is well connected to the City's pedestrian and active transportation network. A sidewalk is located on the north side of King Street West adjacent to the Site. Bicycle lanes, delineated by a solid or dashed painted line, run in both directions along King Street West, as shown in **Figure 2-7**. The Brockville Waterfront Trail route (part of the Great Lakes Waterfront Trail) uses this pedestrian/cycling infrastructure.

To the east of the Site, a paved multi-use trail (the Brock Trail) extends from King Street West and Rivers Avenue (approximately) to the main Brock Trail alignment, as shown in **Figure 2-8**. This section of the Brock Trail is marked as "Future Brock Trail" on Schedule 5 of the City's Official Plan, as shown in **Figure 2-10**.



Figure 2-7: Bike Lane - King



Figure 2-9: Brock Trail

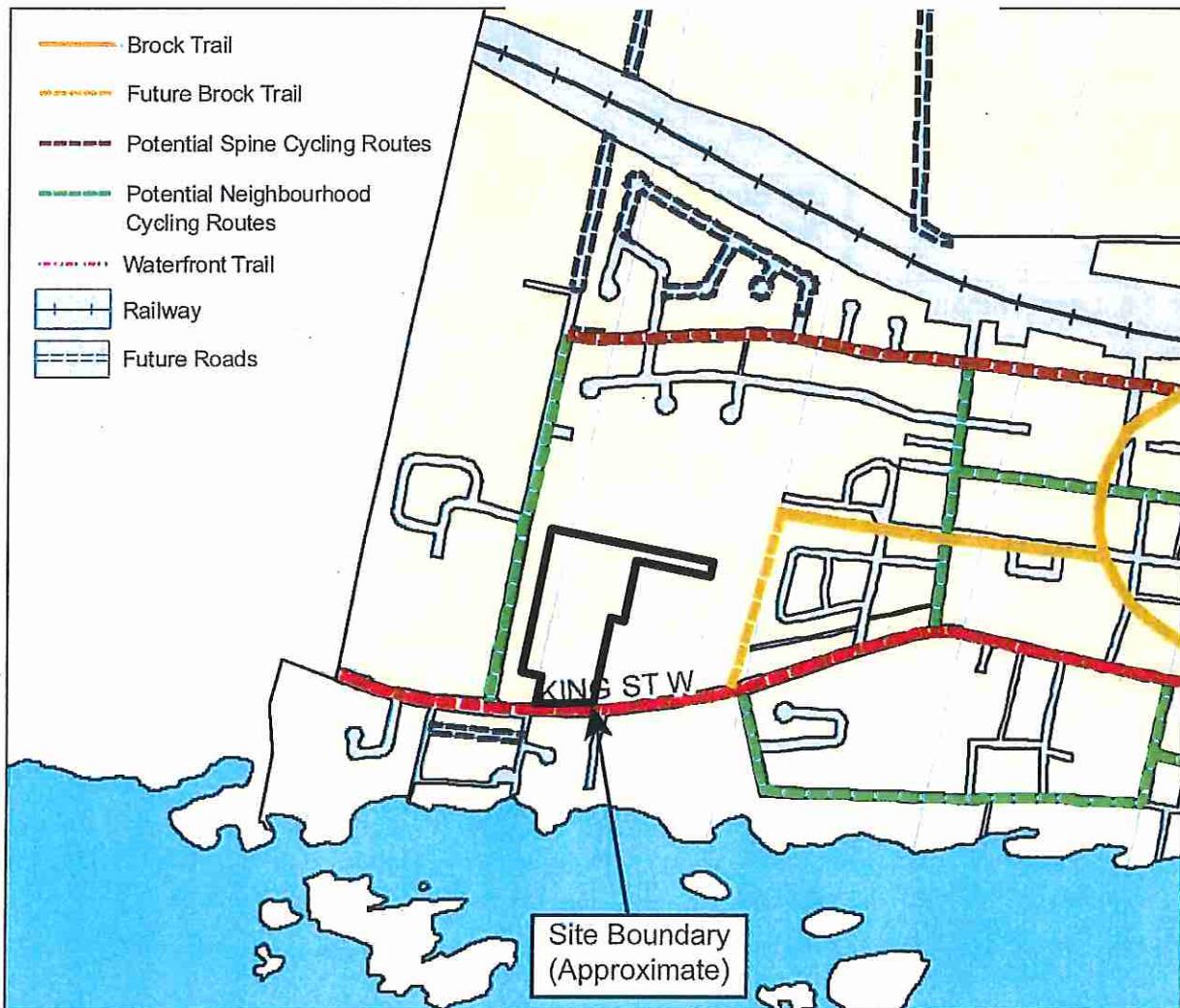


Figure 2-10: Active Transportation Network – Excerpt of City of Brockville Official Plan, Schedule 5

2.2.2 NATURAL HERITAGE FEATURES

A small portion of the Site's northwest corner is identified as Significant Woodland on Official Plan Schedule 3 - Natural Heritage System, Open Space & Constraints, as shown in **Figure 2-11**. No development is proposed in this area of the site.

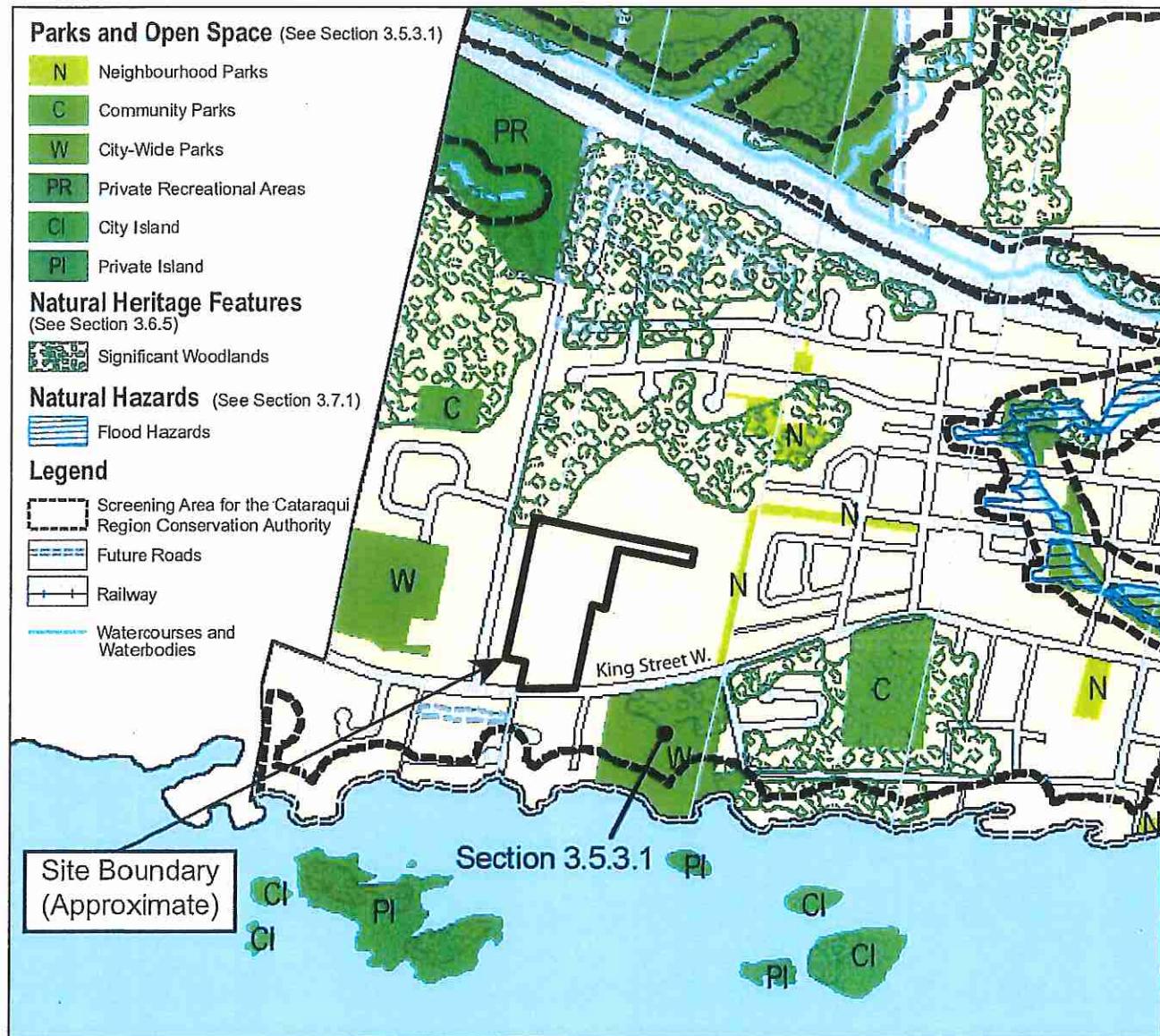


Figure 2-11: Natural Heritage System, Open Space & Constraints – Excerpt of City of Brockville Official Plan, Schedule 3

Official Plan Section 3.6.5 Natural Heritage Features & Functions lists Significant Woodlands as one of five categories of Natural Heritage Features. Policy 3.6.5.1 states that "delineation of certain Natural

Heritage Features is based on data provided by the Ministry of Natural Resources and the Conservation Authority," and further that, "delineation of these features may be determined and/or refined through the preparation of a detailed Environmental Impact Study (EIS)."

In 2014, Muncaster Environmental Planning concluded an evaluation of Significant Woodland and Species at Risk for the site. The existing woodland was not deemed likely to meet the Provincial Policy Statement (PPS) requirements for a significant woodland.

It should also be noted that the site is located within the Brockville Intake Protection Zone. As discussed in the Functional Servicing Report dated July 27, 2018, prepared by WSP, the site is subject to the policies for surface water intake protection zones as set out in chapters 1 through 4 and 7 of the Cataraqui Source Water Protection Plan.

3 THE PROPOSED DEVELOPMENT

The Upper Canada District School Board (UCDSB) is proposing to construct a 1-storey elementary school for junior kindergarten to grade 6, on the Site. The proposed school consists of 22 classrooms, a gymnasium, multi-purpose area, staff facilities, and an outdoor sports field. The UCDSB's proposal is coordinated with a "twin pad" recreational development by the City of Brockville to the east of the proposed elementary school.

In September 2016, facing declining elementary school enrollments between 2005 and 2015, the UCDSB initiated a Pupil Accommodation Review, as per UCDSB Policy 413. This review was based on an analysis of a full range of factors including enrolment, space utilization, French language instruction, capture rate and facility collaboration, and included extensive community consultation.

On March 23, 2017, the UCDSB Board of Trustees voted to approve the recommendations in "Building for Our Future" Pupil Accommodation Review Final Staff Report. This included the recommendation that Toniata P.S. and Commonwealth P.S. (with Prince of Wales P.S.) be consolidated at a future date to be determined pending Ministry approval for a new Brockville elementary school. On August 4, 2017, \$10,852,060 of funding was confirmed by the Province of Ontario for a new elementary school in Brockville, permitting the UCDSB to proceed with the needed facility.

The proposed elementary school will include a childcare facility, which will operate year-round. Additionally, the school's sports field and gymnasium will be made available for community use.

The Schematic Layout, prepared by Architecture49 Inc., dated July 10, 2018, shows a school bus drop-off/pick-up area and parking lot on site, as shown in **Figure 3-1**. The parking lot is comprised of 73 vehicle parking spaces. Bicycle parking will be provided in accordance with the City of Brockville's Comprehensive Zoning By-law 050-2014.

The Site's parking area and school bus drop-off/pick-up area will be accessed from King Street West by way of a new public right-of-way (ROW) which will also serve the proposed City "twin pad" recreation area parking lot, as shown in **Figure 3-1**. According to a Functional Servicing Report dated July 27, 2018, prepared by WSP, the new ROW is proposed to be approximately 21 m wide. Turning lanes will be provided on King Street West to access the proposed new ROW from the south. Turning lanes will also be provided within the new ROW for southbound vehicles exiting the Site onto King Street West. The ROW is also anticipated to service future development north of the Site.

The new elementary school is anticipated to be operational by September 2022 and is expected to accommodate 500 pupils not including childcare. The proposed school is illustrated in **Figure 3-2** and **Figure 3-3**.

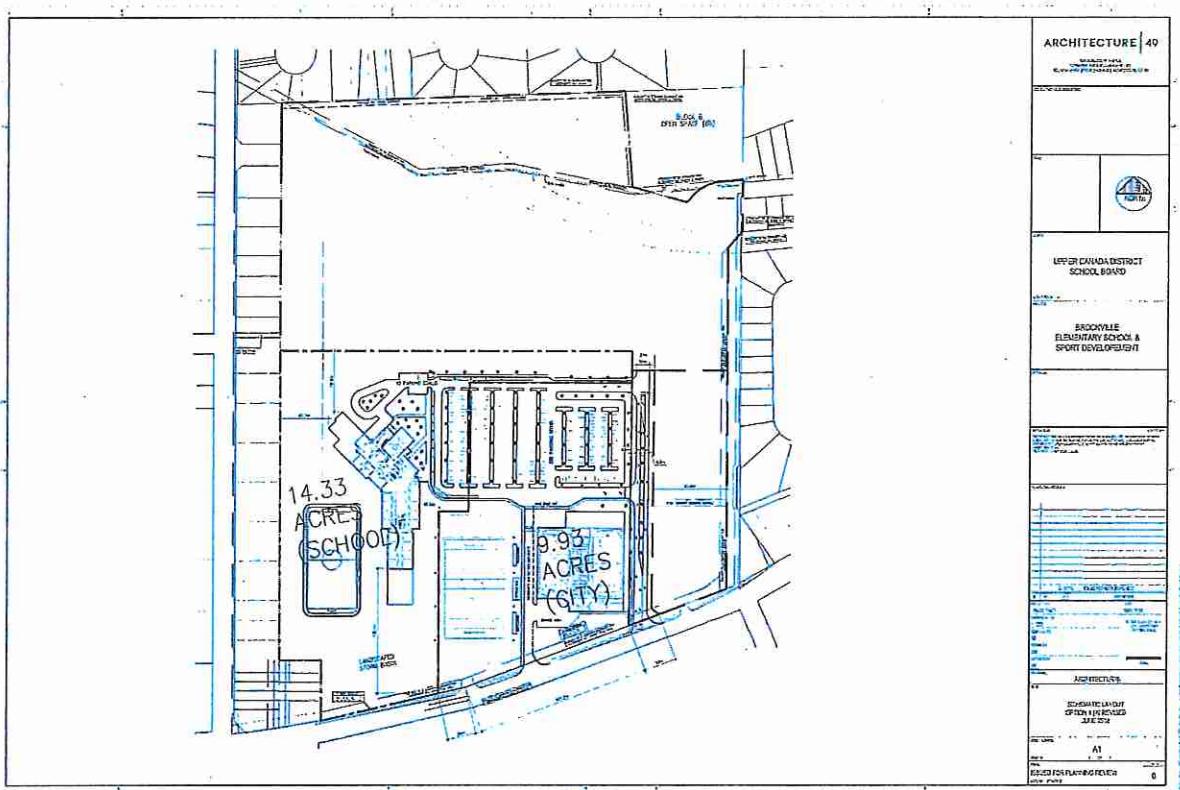


Figure 3-1: Schematic Layout

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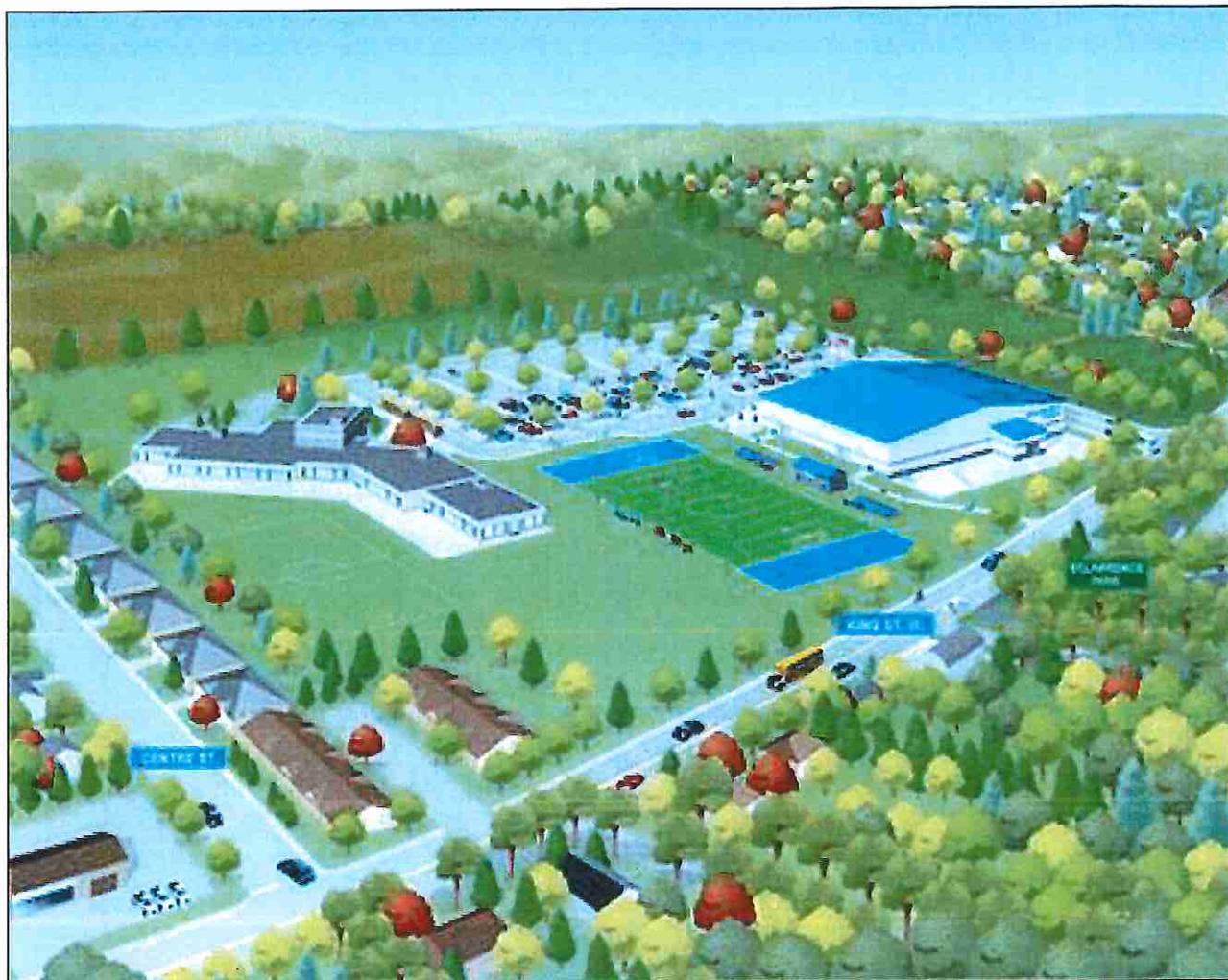


Figure 3-2: Proposed Elementary School - Looking North from Centre Street and King Street West



Figure 3-3: Proposed Elementary School - Bird's Eye View

4 POLICY AND REGULATORY FRAMEWORK

This section describes the local and provincial policy framework that is relevant or applicable to the proposed development of the site.

4.1 PROVINCIAL POLICY STATEMENT (2014)

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating development and use of land.

The PPS seeks to strike a balance between the province's economic, social and environmental interests through the following:

- Promoting cost-effective development patterns which stimulate economic growth;
- Protecting resources for their economic use and/or environmental benefits; and
- Directing development away from areas where there is a risk to public health and safety or of property damage.

EFFICIENT AND RESILIENT DEVELOPMENT AND LAND USE PATTERNS

The Provincial Policy Statement states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of uses including institutional uses to meet long-term needs.

Under Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Policy 1.1.1 b. Policy 1.1.1 g. states that healthy, liveable and safe communities are sustained by ensuring that necessary public service facilities are or will be available to meet current and projected needs. Public service facilities are defined as land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as health and educational programs.

Planning authorities are directed to promote economic development and competitiveness by providing for an appropriate mix and range of employment and *institutional* uses to meet long-term needs (emphasis added), under Section 1.3 Employment, Policy 1.3.1 a.

SETTLEMENT AREAS

Settlement Areas are intended to be the focus of growth under Section 1.1.3 Settlement Areas, and Policy 1.1.3.1 directs that the vitality and regeneration of Settlement Areas shall be promoted. Policy 1.1.3.3 states that Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities.

ENERGY CONSERVATION, AIR QUALITY AND CLIMATE CHANGE

Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas, according to Section 1.8 Energy Conservation, Air Quality and Climate Change, Policy 1.8.1 b. Active transportation is also highlighted in Section 1.1.3 Settlement Areas, Policy 1.1.3.2, which states that land use patterns in settlement areas shall be based on mixes of land uses which support active transportation.

The proposed development is consistent with the PPS as it ensures the provision of a necessary public service facility, as supported by Policy 1.1.1 g. The proposed location of the new school on vacant land within Brockville's Urban Area (Settlement Area) is consistent with the direction of the PPS to encourage the vitality of settlement areas, promote efficient development patterns, encourage active transportation, and conserve natural resources.

4.2 CITY OF BROCKVILLE OFFICIAL PLAN (2012)

The City of Brockville Official Plan (OP) establishes the criteria for evaluating proposals for change and growth, based on a policy-led system that focuses on long-term goals, targets and objectives. The OP sets out a 20-year growth management regime for the City through to 2031. The Site is located within the urban boundary (i.e. settlement area) and is designated Neighbourhood Development Area on Schedule 1 City Structure. Part of the Site is also within the Mixed Use Corridor, as illustrated in **Figure 4-1**.

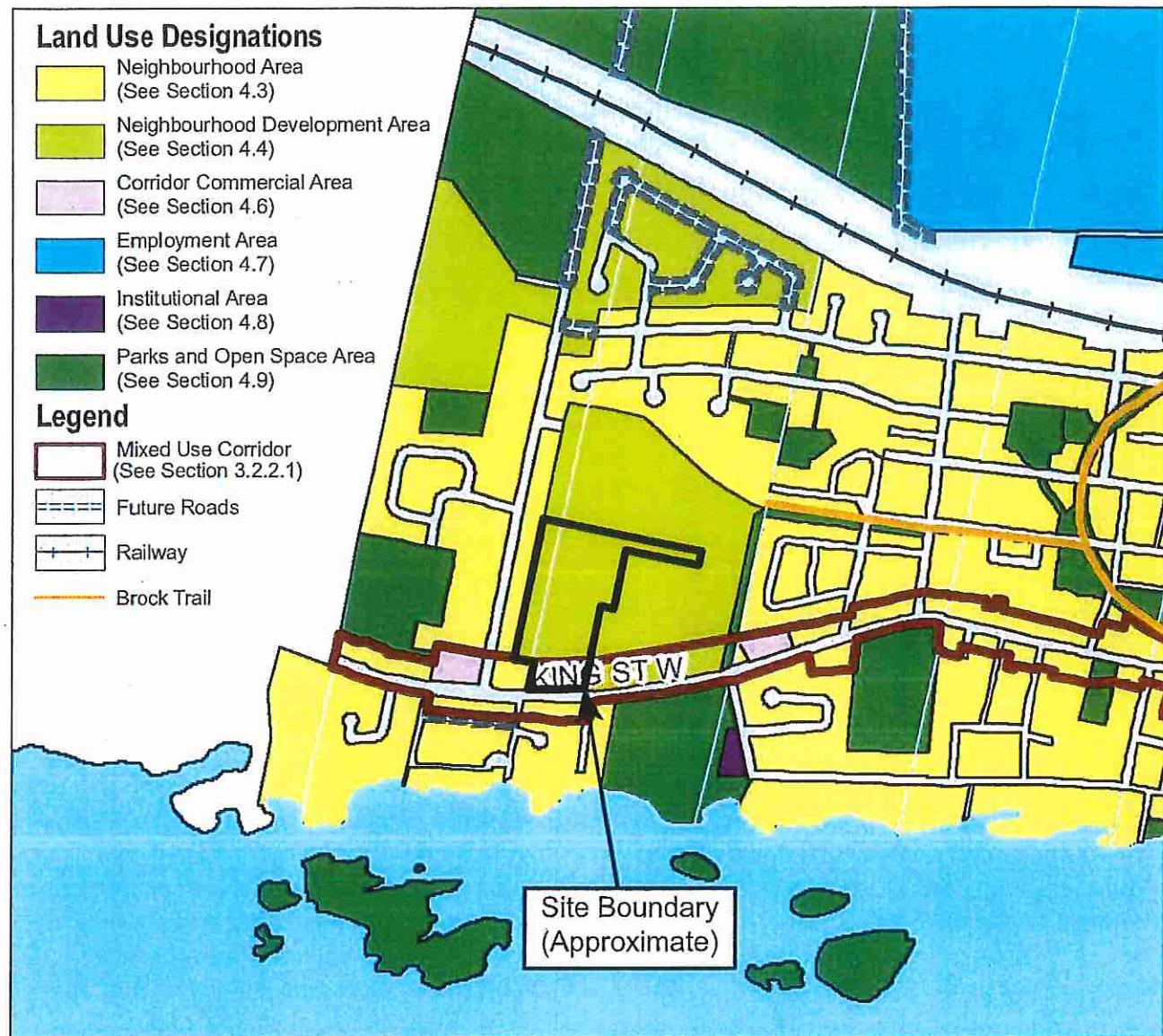


Figure 4-1: City of Brockville Official Plan – Schedule 1 City Structure

4.2.1 CHARTING NEW DIRECTIONS FOR OUR CITY: A VISION OF BROCKVILLE IN 2031

The OP seeks to achieve the City's vision to make Brockville a better place to live, work and play and to enjoy an exceptional quality of life (Section 2.1 Introduction). Premised on sustainability principles, the OP's objectives and policies carefully balance progressive economic development, conservation and enhancement of natural and cultural heritage, maintenance of a healthy and vibrant community, and the establishment of a strong growth management regime.

4.2.2 STRATEGIC PLANNING THEMES AND GROWTH MANAGEMENT FRAMEWORK

Brockville's four strategic planning themes, outlined in Section 2.3 The City's Planning Goals and Objectives, offer a broad framework for evaluating growth:

- Theme 1: A Sustainable, Healthy and Vital City;
- Theme 2: An Economically Strong and Diverse City;
- Theme 3: High Quality of City Services and Amenities; and
- Theme 4: Well-Planned and Responsive City.

Within these four themes, the OP sets out objectives relating to development and growth management. The proposed development responds to objectives listed in **Table 4-1**.

Table 4-1: Official Plan Objectives

Official Plan Objective	Proposed Development
Integration with active transportation networks (Theme 1, Objective 34; Theme 3 Objectives 1, 5 and 11).	The proposed school development will be well integrated into Brockville's existing and proposed active transportation network, specifically the nearby Brock Trail and the cycling and pedestrian infrastructure along King Street West.
Appropriate distribution and integration of open space and recreational opportunities in neighbourhoods (Theme 3, Objective 36; Theme 4, Objective 24).	The proposed elementary school's sports field will be available to the public, representing a major new recreational asset for the community. Additionally, the community will benefit greatly from the recreational opportunities associated with the City-led development of a "twin pad" to the east of the proposed elementary school.
High-quality building and site design (Theme 1, Objective 14; Theme 4, Objective 22).	It is the intent of UCDSB to construct a "state of the art" school facility that meets sustainability and accessibility objectives of the OP; building and site design are to be determined through Site Plan Control.
Compatibility of use and site design with existing neighbourhood and city character (Theme 4, Objective 19).	The proposed one-storey elementary school is compatible with the existing residential neighbourhoods. The 1-storey built-form is reflective of the scale of nearby residential

Official Plan Objective	Proposed Development
	dwellings. The proposed institutional use will not result in negative noise, traffic, or other land use impacts.
Provision of a range of uses and land mixes to support healthy communities (Theme 3, Objective 35; Theme 4, Objectives 12, 13, 17 and 29).	The proposed elementary school is needed to meet the educational needs of the community and will also be used to provide childcare and recreational opportunities, all of which contribute to a healthy community.
Infilling and redevelopment of underutilized or vacant land within the Urban Area (Theme 1, Objectives 15, 27 and 28).	The Site is a vacant and underutilized parcel within the Urban Area. The use of this site for a future elementary school represents a major infill and re-development opportunity.

In addition to the objectives discussed above, Policy 3.2.3.1 under Section 3.2.3 – The City’s Urban Area directs that the Urban Area (i.e. Settlement Area) is to be the focus of a broad range of uses including institutional uses. Policy 3 under the same section states that the City will identify and promote intensification, infill and redevelopment of vacant sites and areas in transition in the Urban Area. The redevelopment of the site, which is currently vacant and was previously industrial land, supports both of these policies.

Section 3.5.2 – Community Facilities states that the City shall endeavour to provide adequate community services and facilities to meet the needs of the City’s existing and future residents through the provision of adequate opportunities for education, open space and recreation. It is the policy of the City, as per Policy 3.5.2.1, that the need for new schools be identified in consultation with the School Boards. In 2017, the UCDSB completed the Pupil Accommodation Review which identified the need for a new school. The UCDSB is coordinating this development with the City’s planned “twin pad” arena, optimizing the provision of community services on this Site.

Additionally, Section 3.5.3 – Recreation, Policy 3.5.3.6 states that the City shall promote integration of recreational and open space uses with pedestrian and cycling linkages. The site is in proximity to the Waterfront Trail Route, the multi-use Brock Trail, and pedestrian infrastructure linking the site to the immediate neighbourhood as well as Brockville’s downtown.

The proposed development conforms to the goals and objectives established in the City of Brockville’s Official Plan. The proposed development will be compatible with the existing neighbourhood, will provide opportunities for recreation, and will represent re-development of a vacant site. The site is strategically located with respect to active transportation networks (e.g. Brock Trail).

4.2.3 LAND USE DESIGNATION

The Site is designated as Neighbourhood Development Area on Schedule 1 City Structure. Neighbourhood Development Areas are intended to accommodate the majority of new low and medium-density residential development. They represent existing vacant, greenfield, and Brownfield lands within the City that, over time, are likely to develop as new residential and commercial uses.

Section 4.4.2 – Permitted Uses permits a wide range of residential, neighbourhood commercial, community, and accessory uses within the Neighbourhood Development Area. Policy 4.4.2.9 states that “elementary schools and day care centres shall be permitted, subject to the policies of Sections 4.4.3.25 and 4.4.3.26.”

Policy 4.4.3.25 states that Community uses shall be subject to the following criteria:

- use shall have direct access to an Arterial or Collector road;
- the use shall have an overall site area of up to a maximum of 2 hectares;
- the density, height and character of the development shall be compatible with adjacent uses;
- the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to upgrading services at no cost to the City, save and except where private septic systems shall be permitted;
- the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;
- all required parking shall be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 5.2.4 of this Plan, shall not be accepted by the City; and
- the use shall be subject to site plan control, in accordance with the policies of Section 6.4.6 of this Plan.

While the proposed elementary school conforms to most of the policies under Section 4.4.3.25, the proposed site is 5.8 hectares and therefore does not conform to Policy 4.4.3.25 ii., which limits the site area of elementary schools to 2 hectares.

The site is proposed to be re-designated to Institutional Area, as discussed in Section 5.2 of this Report, to permit the proposed elementary school. Policies under OP Section 4.8 – Institutional Area direct institutional uses that are of a community or regional nature to the Institutional Area.

The proposed development does not conform to the Neighbourhood Development Area policies of the Official Plan as the proposed site is over 2 hectares in size. As such, an Official Plan Amendment is required to re-designate the Site to Institutional Area. The proposed development conforms to the policies of the Institutional Area designation, as discussed in Section 5.2.

4.2.4 MIXED USE CORRIDOR

A portion of the Site adjacent to King Street West is identified as being within the Mixed Use Corridor area, as shown in **Figure 4-1**. Official Plan Section 3.2.2.1 – Mixed Use Nodes and Corridors describes the Mixed Use Corridors, along with Nodes as “a framework to create opportunities for intensification, redevelopment and infill in a manner that will not have a destabilizing effect on established neighbourhoods.” Additionally, this section notes that “development on lands linking the Corridors, as illustrated on Schedule 1, is encouraged to be mixed use” and is intended to be of a density which is transit supportive.

The proposed development represents an opportunity for redevelopment and infill that will not have a destabilizing effect on established neighbourhoods. However, the proposed elementary school, by its nature, is not mixed use and, while the Site is well served by transit, it does not represent what would typically be considered “transit supportive” development.

The proposed development does not conform to the intent of the Official Plan’s Mixed Use Corridor Area. As such, an Official Plan Amendment is required to permit the proposed elementary school.

4.3 CITY OF BROCKVILLE COMPREHENSIVE ZONING BY-LAW 050-2014

The site is zoned Holding Zone 1, Residential 4 (H1-4R), as illustrated in **Figure 4-2**. The Holding Zone 1 represents a Servicing Holding Zone. In order to lift this holding symbol, the Zoning By-law requires that servicing be available, or that Council is satisfied that an appropriate servicing agreement is in place to service the lands.

The Residential 4 Zone generally permits a range of residential building types and accessory uses. The Residential 4 Zone, however, does not permit schools. “School” is defined in Section 2.0 of the Zoning Bylaw as:

“A building in which educational services are offered within the context of the elementary and secondary curriculum of, or under charter granted by, the Province of Ontario. A school shall not include any other use as defined herein.”

To permit the proposed elementary school, the subject lands are proposed to be re-zoned to Institutional 1 with a special exception for parking.

4.4 SUMMARY OF PLANNING POLICY AND REGULATORY FRAMEWORK

The proposed development is consistent with the PPS. The proposed institutional use / public service facility is within a settlement area, utilizing land and existing infrastructure efficiently,

and represents redevelopment on a former brownfield site. The proposed school will meet the current and projected needs of local residents as determined by the UCDSB Pupil Accommodation Review. It will contribute to a healthy, liveable, and safe community. The proposed school is to be connected to the City's active transportation network by an existing multi-use pathway and on-road bicycle routes, as well as sidewalks.

The proposed development responds to the strategic themes of the OP as set out in Section 2 and the land use and growth management directions set out in Section 3. The proposal represents a redevelopment of vacant land within the Urban Area into an institutional use that will serve the educational and recreational needs of the community.

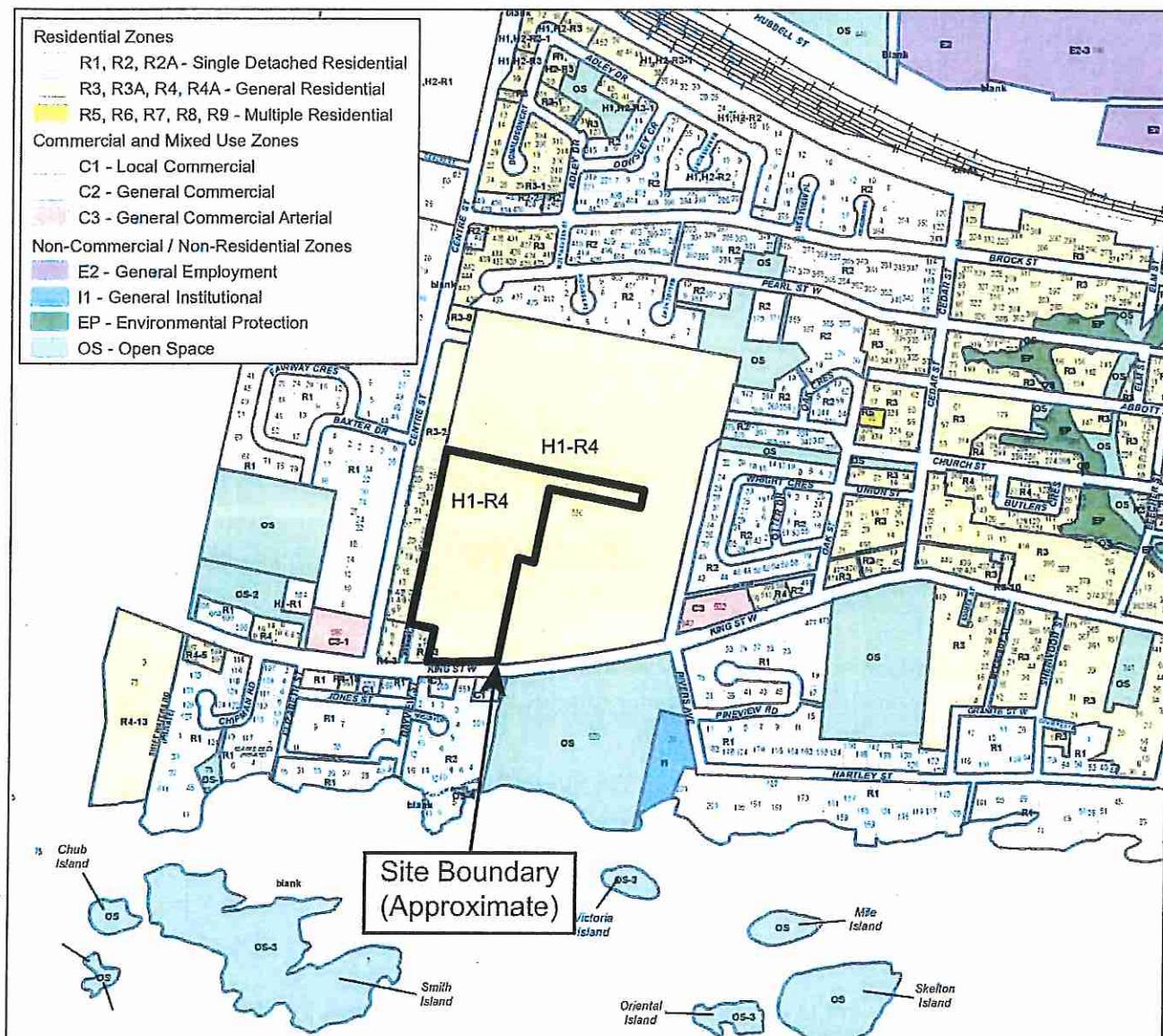


Figure 4-2: Existing zoning of the Site and surrounding lands

5 PLANNING APPLICATIONS

5.1 PROPOSED CONSENT TO SEVER

The proposed Consent is to sever one lot from the existing parcel for the purposes of the proposed elementary school. The proposed severed lot would consist of Part 1 and Part 4 on the Draft Reference Plan shown as **Figure 5-1**.

5.1.1 PLANNING ACT

Under Section 51(24) of the *Planning Act*, when considering a Consent to Sever (“Consent”), regard must be had to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.

The Consent will support the health, safety, convenience and welfare of Brockville’s residents in several important ways. The proposed elementary school will be built to current accessibility, safety and sustainability standards, providing critical educational and community services to the residents of Brockville, including students with disabilities. The Consent will permit redevelopment of vacant land within the Urban Area, adding facilities that serve the local community and the city as a whole.

When considering Consent to Sever, regard must also be had to the 13 criteria outlined in Section 51(24) of the *Planning Act*. These are addressed in Table 5-1 *Planning Act Criteria for Consent to Sever*.

Table 5-1 Planning Act Criteria for Consent to Sever

PLANNING ACT CRITERIA	RATIONALE
a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2	<ul style="list-style-type: none"> • The proposed Consent is supportive of provincial interests identified in Section 2 of the <i>Planning Act</i>. The proposed Consent supports the efficient use of communication, transportation, sewage and water services and waste management systems by facilitating development in a settlement area where these services already exist. The Consent supports the adequate provision and distribution of educational, health, social, cultural and recreational facilities by facilitating the development of a new elementary school to address local need. • As noted in Section 4.1 of this Planning Rationale, the proposed Consent is consistent with the policies in the PPS in supporting the efficient use of land, adequate provision of institutional uses for the long-term, and complete communities that adequately serve the needs of residents.
b) Whether the proposed subdivision is premature or in the public interest:	<ul style="list-style-type: none"> • The proposed Consent is not premature as it is within a built-up area where services and infrastructure exist. The Consent is in the public interest as it will facilitate the re-development of a vacant site into an elementary school to address public need.
c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any:	<ul style="list-style-type: none"> • As discussed in Section 4.2 of this Planning Rationale, the proposed development conforms to the Strategic Themes of the City's Official Plan. An Official Plan Amendment is required to re-designate the subject lands from Neighbourhood Development Area to Institutional Area, and to remove the site from the Mixed Use Corridor area.
d) The suitability of the land for the purposes for which it is to be subdivided:	<ul style="list-style-type: none"> • The proposed use of the severed lands (new elementary school) is suitable given the accessible location, surrounding residential land uses and low-rise built form.
e) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing:	<ul style="list-style-type: none"> • This criteria does not apply to the proposed institutional development.

PLANNING ACT CRITERIA	RATIONALE
f) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them:	<ul style="list-style-type: none"> • This criterion does not apply as the proposal does not include a Plan of Subdivision.
g) The dimensions and shapes of the proposed lots:	<ul style="list-style-type: none"> • The proposed Consent will result in the severance of a parcel that is of sufficient size and shape to support the proposed elementary school and associated sports field. The proposed Consent will result in parcels that meet all the zoning provisions for the proposed I1-X zone, as discussed in Section 5.3.
h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land:	<ul style="list-style-type: none"> • There are no existing or proposed restrictions on the land proposed to be subdivided or on the proposed development that would prevent development. • A 7.62 m sanitary easement is located along the south side of the property, abutting the property line on King Street West. This easement is not anticipated to restrict severance or development of the property. • The site has previously been contaminated; however, remediation undertaken between 2008 and 2010 has addressed the majority of contamination on the site. Pockets of contaminated soil may be uncovered during construction, and appropriate procedures to test for and address these pockets of contamination must be included in construction documentation.
i) Conservation of natural resources and flood control:	<ul style="list-style-type: none"> • No natural resources are found on the site and it is not located in a flood zone.
j) The adequacy of utilities and municipal services:	<ul style="list-style-type: none"> • The following information originates from the Functional Servicing Report dated July 27, 2018, prepared by WSP.

PLANNING ACT CRITERIA	RATIONALE
	<ul style="list-style-type: none"> ○ The proposed elementary school will be serviced with municipal water coming in from King Street West. There are two available mains on King Street West: a 250mm diameter PVC main along the north side of King Street West and a 200mm diameter PVC main along the south side of King Street West. ○ An existing 300mm diameter sanitary sewer main runs under the Brock Trail to the east of the Site and will be accessed by way of an easement. ○ There is an existing gas service on the north side of King Street West across the full frontage of the Site. ○ There is an existing 600mm storm service at the southwest corner of the Site which will be maintained as an outlet if it can be verified to be in good condition. ○ It is anticipated that a hydro connection will be underground from King Street West.
k) The adequacy of school sites	<ul style="list-style-type: none"> ● The proposed elementary school will ensure adequate provision of school sites in the community.
l) The area of land to be conveyed or dedicated to public purposes:	<ul style="list-style-type: none"> ● The City of Brockville is not requesting parkland dedication in relation to this application
m) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy:	<ul style="list-style-type: none"> ● The proposed severance will facilitate the construction of an elementary school on the severed lot. This infill development supports the efficient use of land which results in the efficient use of energy and resources, notably as associated with transportation
n) The interrelationship between the design of the proposed plan/severance and site plan control matters relation to any development on the land:	<ul style="list-style-type: none"> ● The proposed development is subject to the site plan control provisions of the City of Brockville Official Plan. Site Plan control will be addressed as part of a separate application.

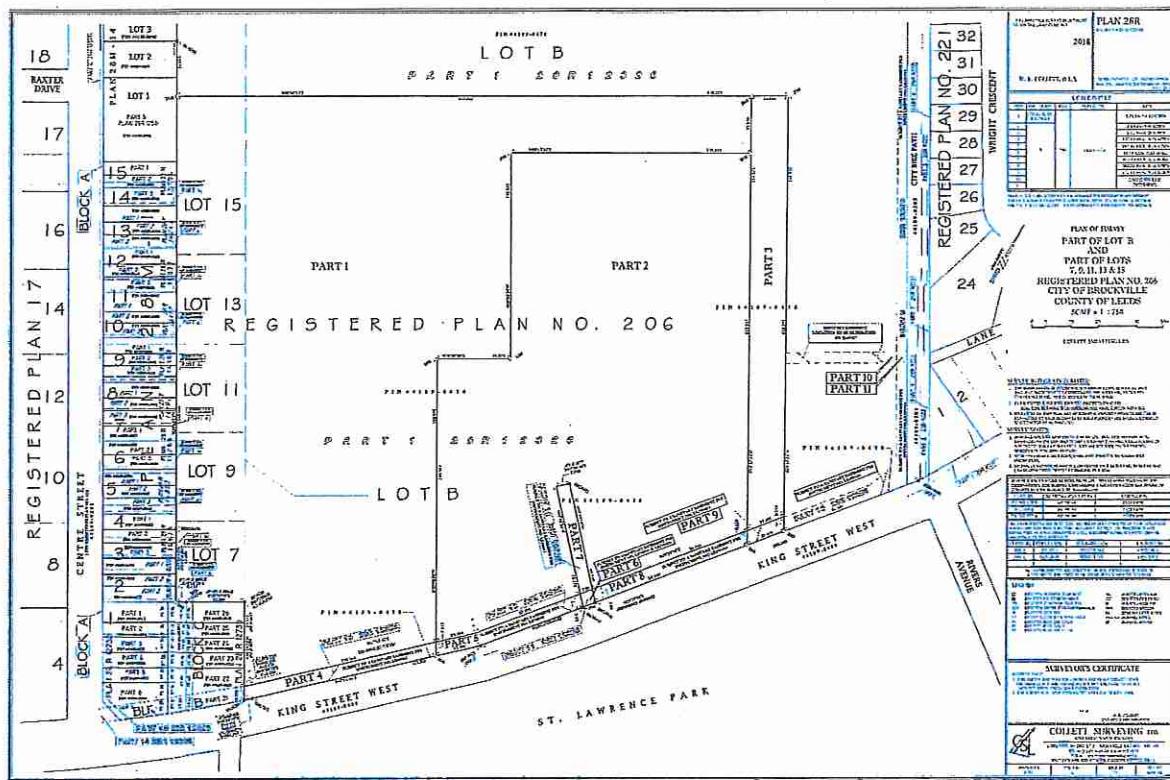


Figure 5-1: Draft Reference Plan

5.1.2 CITY OF BROCKVILLE OFFICIAL PLAN (2012)

Policy 6.4.5.2.1 of the OP provides that:

"A consent should only be considered where a plan of subdivision is deemed to be unnecessary, where the application conforms with the policies of this Plan, is consistent with the Provincial Policy Statement, where there is an opportunity for infilling on existing vacant and underutilized lands in the Urban Area, and generally, the consent shall not result in the creation of four or more new lots, the creation of a new road, or the extension of municipal services."

As discussed in Section 4.2 of this Planning Rationale, the proposed Consent conforms to the strategic planning themes of the OP. An Official Plan Amendment is required to achieve conformity with the applicable land use designation policies. As discussed in Section 4 of this Planning Rationale, the proposed Consent is consistent with the Provincial Policy Statement in utilizing land and existing infrastructure efficiently, and contributing to a healthy, liveable, and safe community.

Additionally, Policy 6.4.5.2.4 of the Brockville OP provides policies to be used in evaluating Consents, listed in Table 5-2.

Table 5-2: Official Plan Consent Evaluation Policies

Official Plan Policy 6.4.5.2	Proposed Development
i. Road Access The lot to be retained and the lot to be severed shall have frontage on and access to an open, improved public road which is maintained on a year-round basis.	<p>The severed and retained lots will have frontage on King Street West. Vehicular access will be from a new public road off of King Street West.</p> <p>Access for the proposed elementary school development to the new public ROW is through the parking area on the remnant parcel to the east. While it is recognized that the access to the parking area is proposed from a new public road, the intent of the Official Plan Policy 6.4.5.2.1 continues to be met as the road has been planned as part of City of Brockville's twin pad arena development and is not necessitated as a result of this application alone. The proposed access by new public road is desirable because it will minimize traffic flow disruptions to an arterial street (King Street West), as per OP Policy 4.4.3.14.</p>
Lots shall not be created which would create a traffic hazard due to limited sight	<p>The proposed development is sufficiently set back from the street (approximately 115 m),</p>

Official Plan Policy 6.4.5.2	Proposed Development
<p>lines on curves or grades or at intersections.</p>	<p>introduces no new curves or grades to adjacent streets which would create safety hazards.</p> <p>A Transportation Impact Study, dated March 2013, prepared by Novatech for a previous proposal for the site to develop approximately 400 residential units. This study is currently being updated.</p> <p>The 2013 traffic study concluded that the development was not expected to have any adverse impact on the existing local residential communities, and vice versa and that parking infiltration on area roadways was not anticipated.</p>
<p>Any required road widenings, improvements or extensions to existing rights-of-way may be required as a condition of severance approval.</p>	<p>City has not requested any widenings or improvements.</p>
<p>ii. Lot Size</p>	
<p>The lot area and frontage of both the lot to be retained and the lot to be severed shall be adequate for existing and proposed uses and shall allow for the development of a use which is compatible with adjacent uses by providing for sufficient setbacks from neighbouring uses and, where required, the provision of appropriate buffering.</p>	<p>The proposed severed lot size (5.8 hectares) is adequate and appropriate for the proposed elementary school as are setbacks from neighbouring uses. All proposed setbacks meet the provisions of the City of Brockville's Zoning By-law for the proposed I1-X zone.</p> <p>The proposed retained lot size (4.018 hectares) is adequate and appropriate for the proposed twin pad arena.</p>
<p>The proposed lots shall comply with the provisions of the Zoning By-law. Where it is not possible to meet the standards of the Zoning By-law, the City may amend the standards in the By-law or a minor variance may be granted as a condition of approval, where that action is considered appropriate.</p>	<p>The proposed severed lot does not comply with the provisions of the existing Residential 4 (H1-4R) zone. A re-zoning is proposed concurrently with the Consent application to zone the severed lot as Institutional 1 – Special Exception (I1-X). The proposed severed lot meets the provisions of the I1-X zone.</p>
<p>iii. Proper Development of Adjacent Lands</p>	

Official Plan Policy 6.4.5.2	Proposed Development
The proposed lot(s) shall not restrict the development of other parcels of land, particularly the provision of access to allow the development of remnant parcels in the interior of a block of land.	Remnant parcel(s) to the north of the severed and retained lands are to be accessed by the proposed new public road, Church Street, and public right-of-way connecting to Centre Street.
iv. Parkland Dedication	
Where a Consent is approved, the parkland dedication policies of Section 3.5.3.1 shall apply.	The City has advised that no parkland dedication is being requested as part of this Consent.
v. Municipal Services	
Full water and wastewater services shall be available.	Full water and wastewater services will be available.

The proposed Consent represents an opportunity for development on vacant lands in the Urban Area. The proposed Consent only creates one severed lot. Municipal services will be in place to service the proposed severed lot.

The proposed Consent to Sever has regard for the criteria outlined in Section 51(24) of the *Planning Act*, including provincial interests. The proposed Consent conforms to the policies of the City of Brockville's Official Plan including considerations for road access, lot size, proper development of adjacent lands, parkland dedication, and municipal services.

5.2 PROPOSED OFFICIAL PLAN AMENDMENT

The Site is proposed to be re-designated from Neighbourhood Development Area to Institutional Area in the City's Official Plan to permit the proposed elementary school. Additionally, the Site is proposed to be removed from the "Mixed Use Corridor" area, as shown on Schedule 1 of the Official Plan. A copy of the Draft Official Plan Amendment can be found in Appendix A to this Report.

Section 4.8 – Institutional Areas of the OP provides policies for Institutional Areas. Policy 4.8.2.1 states that in the Institutional Area "major institutional uses, such as hospitals, clinics and treatment facilities, elementary schools, secondary schools, post-secondary educational facilities, government offices, places of worship, cemeteries, and government-operated institutions shall be permitted."

There is a strong rationale for this proposed Official Plan Amendment, both with reference to the principles of good land use planning and the specific policies contained in the City of Brockville Official Plan. In brief, these are:

- 1) The Upper Canada District School Board has determined that a new elementary school facility is critical to serve the short and long-term interests of the city. The location proposed new school meets a number of OP policies related to intensification and infill, compatibility with existing uses, integration of the open space system, active transportation and public transit accessibility.
- 2) The change of designation through an Official Plan Amendment is necessary because the proposed school site is larger than the 2 ha. limit in the existing Neighbourhood Development Area designation. The larger site size will permit additional buffering of the school use and associated parking from the established neighbourhoods around the site. The proposed development is also more in keeping with the policies of the Institutional Area designation. Landscaping details to both buffer and integrate the development with the existing community will be confirmed at the Site Plan Control stage.
- 3) Construction of a new facility to current accessibility standards will increase the facilities in Brockville that can serve those with disabilities and people of all ages. This is an important provision in the Institutional designation which is proposed for the Site (OP Policy 4.8.3.8).

The proposed development supports the strategic goals and objectives of the OP and conforms to the policies of the Institutional Area designation. The proposed development respects the local character and context of the community while recognizing the planned function of the site and the surrounding area. The site is located in an urban settlement area where full municipal services will be provided. The Site is serviced by public transit, and takes advantage of the existing and proposed infrastructure in the area.

5.3 PROPOSED ZONING BY-LAW AMENDMENT

The Site is proposed to be re-zoned from Residential Zone 4 to Institutional 1 – Special Exception (I1-X). While the I1-X zone will maintain the general intent of the Institutional 1 (I1) Zone, a special exception is needed to address parking requirements.

The general intent of the Institutional 1 (I1) zone is to provide for a broad range of institutional uses. The specific provisions of the I1 zone are outlined in **Tables 5-5 and 5-4**. A copy of the Draft Zoning By-law Amendment can be found in Appendix B to this Report.

Table 5-3 provides a detailed compliance chart demonstrating where the proposed development meets the Zoning By-law provisions of the proposed I1 zone, with the exception of parking requirements.

Table 5-3: Zoning Compliance (I1)

Zoning Provision	Requirement	Compliance (Yes or No)
Minimum lot area – Sec. 7.2, Table 7.2 (b)	950 m ²	Yes (57,990 m ² severed lot area)
Minimum lot frontage – Sec. 7.2, Table 7.2 (b)	18 m	Yes (109 m)

Zoning Provision	Requirement	Compliance (Yes or No)
Minimum front yard - Sec. 7.2, Table 7.2 (b)	6.0 m	Yes (115.1 m)
Minimum Exterior Side Yard - Sec. 7.2, Table 7.2 (b)	4.5 m	N/A
Minimum Interior Side yard - Sec. 7.2, Table 7.2 (b)	4.5 m	Yes (45.2 m on west side; 18.6 m on east side)
Minimum rear yard - Sec. 7.2, Table 7.2 (b)	7.5 m	Yes (56.3 m)
Minimum yard Setback, King Street West – Sec 3.53	10 m + 6 m required front yard setback = 16 m	Yes (115.1 m)
Minimum Landscaped Open Space - Sec. 7.2, Table 7.2 (b)	20%	To be addressed at Site Plan stage
Maximum Lot Coverage - Sec. 7.2, Table 7.2 (b)	No Requirement	N/A (9%)
Maximum Building Height Sec. 7.2, Table 7.2 (b)	15 m	To be addressed at Site Plan stage

In addition, the Zoning By-law contains provisions for parking as set out in Table 5-4, below.

Table 5-4: Parking Provisions for Elementary Schools

Parking Provision	Provision	Calculation (if applicable)	Compliance (Yes or No)
General Parking Provisions (Sec 3.34)	4% of spaces must be accessible (> 3.5 m width) [12-100 spaces]	$73 * 0.04 = 2.92$, rounded to 3	To be addressed at Site Plan stage
Designation of Parking for Persons with Disabilities – Sec 3.34 (a) (iii).	2% + 2 spaces must be accessible [201-1000 spaces]	$407 * 0.02 + 2 = 10.14$, rounded to 11	N/A

Parking Provision	Provision	Calculation (if applicable)	Compliance (Yes or No)
Minimum Required Parking for Elementary School – Sec. 3.34 (a) (i), Table 3.33 (d)	2.0 spaces per classroom	$2.0 * 22 = 44$	Yes (73 spaces)
Minimum Required Parking for Childcare (Day Nursery) Sec. 3.34 (a) (i), Table 3.33 (d)	2.0 spaces for 20.0 square metres of gross floor area	$1,008 \text{ m}^2 / 20 \text{ m}^2 * 2 = 101$ spaces	No. Special Exception required.
Parking Area Location – Sec 3.34 (b) (v) 1.	Unless otherwise permitted, all required parking shall be provided on same lot and in same zone as main building		Yes
Location of Parking Areas in Open Space, Commercial, Mixed Use, Institutional and Rural Zones – Sec 3.34 (b) (v).3	Parking areas shall be permitted in any yard		Yes
	No part of any parking area, other than a driveway or parking aisle, shall be located closer than 5.0 metres to any streetline, or the required building setback from the street line, whichever is lesser		Yes
	(c) Planting strip(s) shall be provided in accordance with subsection 3.3r4		To be addressed at Site Plan stage
Parking Space Dimensions – Sec 3.34 (b) (i).	Right-angle parking spaces shall be 2.75 m by 5.5 m with a min. 6 m aisle.		To be addressed at Site Plan stage
Access to Parking Areas (- Sec. 3.34 (b) (iv) 1.	a. Ingress and egress shall be provided by minimum 1 ingress and 1 egress lane, each of which shall be minimum width 3 m, and combined, minimum width 6 m, max width 9 m.		To be addressed at Site Plan stage

Parking Provision	Provision	Calculation (if applicable)	Compliance (Yes or No)
Motorized Vehicle Sharing Parking Spaces – Sec 3.3.4 (d) ii).	Up to 3 of min. required spaces may be used as sharing spaces. Additional sharing spaces extra beyond min. required parking.		N/A
Planting Strips required – Section 3.35 (a) i)	Where side or rear lot line of non-residential use abuts residential zone, 3 m minimum continuous row of evergreens/ shrubs 1.5 m high at maturity, immediately adjacent to lot line		To be addressed at Site Plan stage
Planting strips for parking areas – Sec 3.35 (b) i)	Where parking abuts residential use, 3 m planting strip as described above OR 1.5 m planting strip and 1.5 m fence OR solid 2 m fence.		N/A
Minimum number of bicycle parking spaces – Sec 3.9 (b)	1 space per 100 m ² GFA, rounded up to the next whole number	5,548/100 = 56	To be addressed at Site Plan stage
Bicycle parking dimensions – Sec 3.9 (g)	Shall be 0.6 m by 1.7 m.		To be addressed at Site Plan stage
Bicycle parking access– Sec. 3.9 (h) and (i)	Directly accessible for cyclists from driveway/parking aisle, via min 1.5 m wide aisle.		To be addressed at Site Plan stage
Bicycle Parking Location – Sec 3.9 (d) to (f)	On the same lot as the building for which it is provided.		To be addressed at Site Plan stage
	Within any yard not within a visibility triangle		To be addressed at Site Plan stage
	Up to 50% of spaces may be located within required landscape area		To be addressed at Site Plan stage

6 SUMMARY OF OPINION

It is the professional planning opinion of WSP that the proposed Upper Canada District School Board elementary school development at 550 King Street West represents good land use planning and is appropriate for the site for the following reasons:

- The proposed Consent, Official Plan Amendment, and Zoning By-law Amendment are consistent with the Provincial Policy Statement;
- The proposed Consent has regard to the criteria established in Section 51(24) of the *Planning Act* and conforms to the Policies of Section 6.4.5.2 of the Official Plan;
- The proposed Consent, Official Plan Amendment, and Zoning By-law Amendment conform to the strategic directions and policies of the Official Plan; and
- The proposed development is compatible with adjacent development.

In conclusion, the proposed Consent to Sever, Official Plan Amendment and Zoning By-law Amendment applications to support the proposed development of an elementary school at 550 King Street West represent good planning and are in the public interest.

Please feel free to contact me at Nadia.De-Santi@wsp.com or at (613) 690-1114 if you have any questions or require additional information.

Yours truly,

Nadia De Santi, MCIP, RPP
 Senior Project Manager
 Planning, Landscape Architecture and Urban Design

APPENDIX

A DRAFT OFFICIAL PLAN AMENDMENT

THE CORPORATION OF THE CITY OF BROCKVILLE
By-Law Number 0XX-2018

*By-law to Adopt Amendment XX to the 2012 Official Plan for the City of Brockville
Part of Lot A and B, Part of Lots 7,9,11,13,16,19, and 22, Plan 206, City of Brockville – File DXX-XX –
Report XXXX)*

WHEREAS on 9 February 2012, the City of Brockville Official Plan was approved by the Ministry of Municipal Affairs and Housing; and

WHEREAS the Council of the Corporation of the City of Brockville now deems it expedient to amend the City of Brockville Official Plan, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE
ENACTS AS FOLLOWS:

1. THAT Amendment No. XX to the 2012 Official Plan for the City of Brockville is hereby adopted.
2. THAT Schedule "A" (Official Plan Amendment No. XX) hereto annexed shall be read with, and forms part of, this by-law.

Given under the Seal of the
Corporation of the City of Brockville
and passed this XX day of (Month) 2018

Mayor

David L. Henderson

City Clerk

Sandra MacDonald

SCHEDULE “A” – By-law XX-2018

**Amendment No. XX
to the 2012 Official Plan for the City of Brockville**

Respecting: Part of Lot A and B, Part of Lots 7,9,11,13,16,19, and 22, Plan 206, Plan 206, City of Brockville

SECTION 1. TITLE AND COMPONENTS OF THE AMENDMENT

SECTION 2. PURPOSE OF THE AMENDMENT

SECTION 3. LOCATION

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

SECTION 5. THE AMENDMENT

SECTION 1. TITLE AND COMPONENTS OF THE AMENDMENT

1.1 Section 5 in its entirety constitutes Amendment No. XX to the Official Plan for the City of Brockville

1.2 Sections 1, 2, 3, and 4 do not constitute part of the formal Amendment, but provide more detailed information with respect to the Amendment.

SECTION 2. PURPOSE OF THE AMENDMENT

2.1 The purpose of the Amendment is as follows:

- Item (1) Change the designation from Neighbourhood Development Area to Institutional Area within the Official Plan as it applies to lands identified in Schedule "A" (Official Plan Amendment No. XX) hereto annexed
- Item (2) Remove the lands identified in Schedule "A" (Official Plan Amendment No. XX) hereto annexed from the area identified as "Mixed Use Corridor."

SECTION 3. LOCATION

3.1 This Amendment pertains to the subject property municipally known as 550 King Street West and generally located north of King Street West, and east of Centre Street. Said lands are legally described as Part of Lot A and B, Part of Lots 7,9,11,13,16,19, and 22, Plan 206 in the City of Brockville, County of Leeds. The property is vacant and there are no structures on the subject land.

SECTION 4. BACKGROUND AND BASIS OF THE AMENDMENT

4.1 The City of Brockville is in receipt of an application for Amendment to the Official Plan with respect to lands described as Part of Lot A and B, Part of Lots 7,9,11,13,16,19, and 22, Plan 206 in the City of Brockville, County of Leeds.

The subject land has frontage on King Street West and is currently vacant. The subject land is designated as "Neighbourhood Development Area." The southern portion of the site is identified as a part of the King Street "Mixed Use Corridor." The subject land is currently zoned as H1-R4 - Holding Zone 1, Residential 4 under the City of Brockville Zoning By-Law 050-2014, as amended.

The lands are currently owned by 6865852 Canada Inc; however, the land is subject to an Agreement of Purchase and Sale that will transfer ownership of the land to Upper Canada District School Board for development as an elementary school, dependant on the fulfillment of several conditions on or before November 30, 2018, including approval of this Amendment. Therefore, the applicant has applied to change the designation of the property to "Institutional Area" and to remove the lands from the "Mixed Use Corridor" area to facilitate construction of an elementary school and associated recreational facilities.

The proposed elementary school is to be a one-storey building, and will be connected to full municipal services.

An amendment to the existing zoning that applies to the subject property is also required to implement the proposed Amendment to the Official Plan and to permit the proposed use. The application has been received and is being processed concurrently with the amendment to the Official Plan.

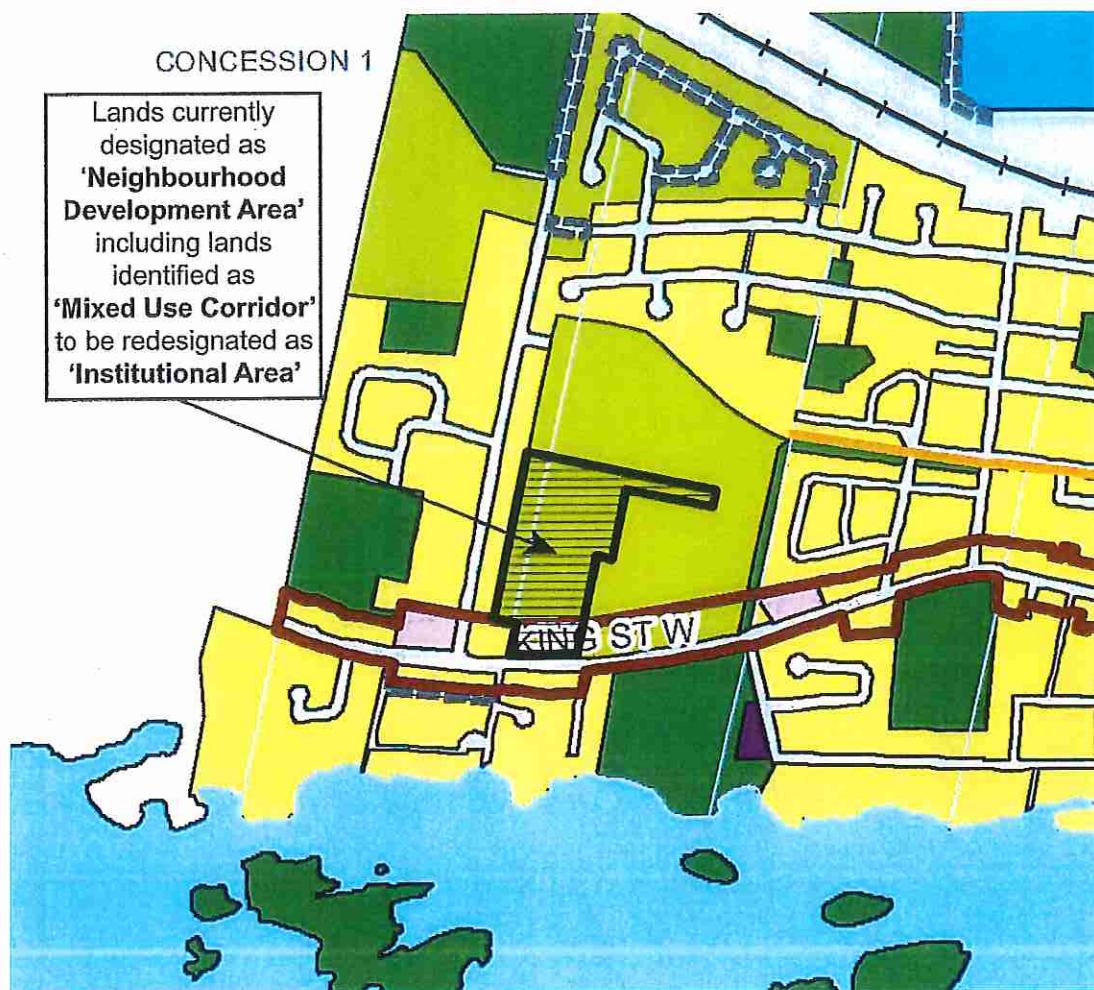
SECTION 5. THE AMENDMENT

5.1 Details of the Amendment

The Official Plan is amended as detailed below;

- Item (1) Change the "Neighbourhood Development Area" designation to "Institutional Area" on lands identified in Schedule "A" (Official Plan Amendment No. XX) hereto annexed
- Item (2) Amend "Schedule 1 – City Structure" from "Neighbourhood Development Area" to "Institutional Area" on lands identified in Schedule "A" (Official Plan Amendment No. XX) hereto annexed.
- Item (3) Remove the lands identified in Schedule "A" (Official Plan Amendment No. XX) hereto annexed from the "Mixed Use Corridor" area.
- Item (4) Amend "Schedule 1 – City Structure" to remove the lands identified in Schedule "A" (Official Plan Amendment No. XX) hereto annexed from the "Mixed Use Corridor" area.

Schedule "A" to Official Plan Amendment XX City Structure



Mayor

David L. Henderson

City Clerk

Sandra MacDonald

APPENDIX

B

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF BROCKVILLE

By-Law Number 0XX-2018

By-law to Amend city of Brockville Zoning By-Law 050-2014

(Part of Lot A and B, Part of Lots 7,9,11,13,16,19, and 22, Plan 206, Plan 206, City of Brockville – File D14-XX – Report XXXXX)

WHEREAS the Council of the Corporation of the City of Brockville, on the 10th day of June 2014, adopted City of Brockville Zoning By-law 050-2014; and

WHEREAS the Council of the Corporation of the City of Brockville deems it expedient to amend said Zoning By-law 050-2014

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BROCKVILLE

HEREBY ENACTS AS FOLLOWS:

THAT By-law 050-2014 be amended as follows:

1. THAT Plate "A" to By-law 050-2014 be amended to rezone the lands described as Part of Lots 7,9,11,13,16,19, and 22, Plan 206, Plan 206, City of Brockville, County of Leeds, from Holding Zone 1, Residential Zone 4 to– Institutional 1 Zone – Special Exception (I1-X). The said lands are shown on Schedule "A" annexed to this By-law.
2. THAT Schedule "A" hereto annexed shall be read with and forms part of this By-law.

Given under the Seal of the
Corporation of the City of Brockville
and passed this XX day of (Month) 2018

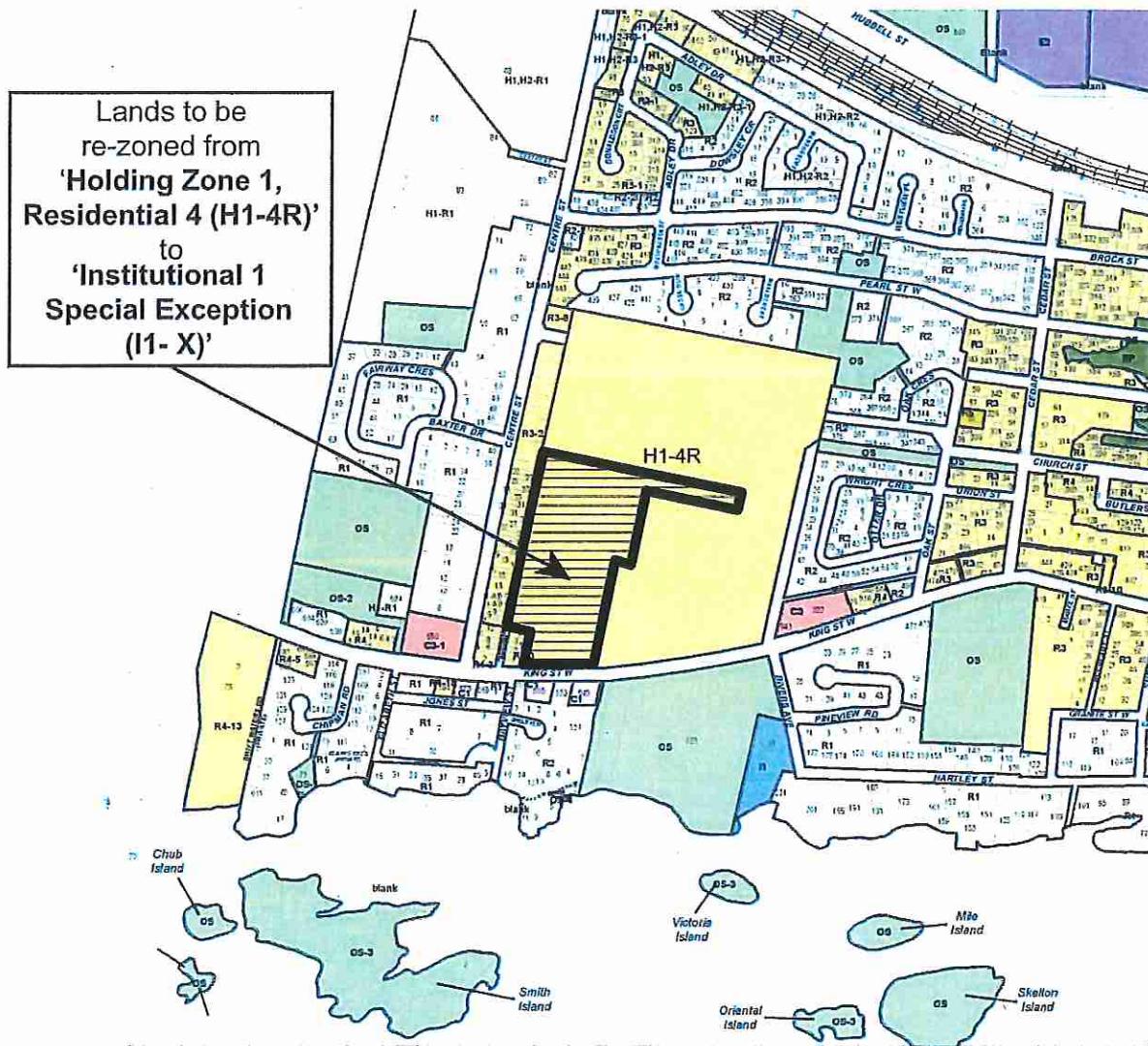
Mayor

David L. Henderson

City Clerk

Sandra MacDonald

SCHEDULE "A" to By-law XX-2018



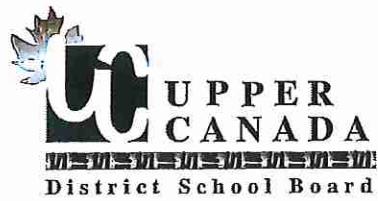
Mayor

City Clerk

Dated: XX Month 2018

UPPER CANADA DISTRICT SCHOOL BOARD
PLANNING RATIONALE

JULY 27, 2018



SCHEDULE "E" TO REPORT 2018-096-09



CITY OF BROCKVILLE PLANNING DEPARTMENT - BUILDING SERVICES DIVISION

INTEROFFICE MEMORANDUM

TO: ANDREW MCGINNIS – PLANNER II

COPY:

FROM: BRENT CASKENETTE – CHIEF BUILDING OFFICIAL

SUBJECT: OP AND ZONING AMENDMENTS– FILE D14-031 AND D09-12
550 KING ST W. – WSP AND UCDSB

DATE: AUGUST 20, 2018

Andrew:

Our review of the proposal for the above noted subject site development has been completed and at this time would advise that we have no concerns.

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 at this time that may affect the site development.

Regards,

A handwritten signature in black ink, appearing to read "Brent Caskenette".

BRENT B. CASKENETTE – CHIEF BUILDING OFFICIAL

City of Brockville, One King Street West, P.O. Box 5000, Brockville, ON K6V 7A5
Tel. (613) 342-8772, ext. 4441 – Fax (613) 498-2793 – Email: bcaskenette@brockville.com

Memorandum



File No. D17-01

Date: August 24, 2018

To: Dayna Golledge
Administrative Coordinator - Planning

From: Steven Allen, C.E.T., Dipl M.M.
Supervisor Engineering

Subject: **ZONING BY-LAW 05-2014 and OFFICIAL PLAN AMENDMENT 550 KING STREET W – APPLICANT THE UPPER CANADA SCHOOL BOARD – D14-031 & D09-12.**

The Environmental Services Department, Engineering Division is not opposed to Rezoning and Official Plan Amendments for 550 King Street W.

A handwritten signature in black ink, appearing to read "Steven Allen".

sea:SEA

Andrew McGinnis

From: Conal Cosgrove
Sent: August-24-18 3:11 PM
To: Dayna Golledge; Andrew McGinnis
Subject: RE: Memo - Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP

Dayna and Andrew

The Operations Department has no comments with respect to these applications.

Conal

From: Dayna Golledge
Sent: August 9, 2018 3:17 PM
To: Peter Raabe; Steve Allen; S Fraser; Greg Healy; Brent Caskenette; Conal Cosgrove; Sandra MacDonald
Cc: Robert Nolan; David Dick; Ghislain Pigeon; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou; Andrew McGinnis; MPMerkley
Subject: Memo - Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12.

Please reply to me with any comments regarding this application by no later than 24 August 2018.

If you have any specific questions in relation to this application, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421;
or email to: amcginnis@brockville.com

Thank you,
Dayna



Dayna Golledge
Administrative Coordinator – Planning

City of Brockville
One King Street West, Brockville, ON, K6V 7A5
Phone: 613-342-8772 X 4463
Email: planning@brockville.com
Web: www.brockville.com



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MEMO

DATE: August 13, 2018

MEMO TO: Andrew McGinnis, Planner II

FROM: Greg Healy, Chief Fire Prevention Officer

RE: 550 King Street West, Zoning Amendment D14-031 and Official Plan
Amendment D09-12 (School)

After reviewing the plans for the above noted project, please be advised this Department has no concerns at this time.

A handwritten signature in black ink that reads "Greg Healy". Below the signature, the initials "GH" are written.

Copy to: M. Tyo, Fire Prevention Officer

Economic Development - Rob Nolan

From: Robert Nolan
Sent: August 10, 2018 11:33 AM
To: Dayna Golledge
Subject: RE: Memo - Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP

I have no comments

Rob

Rob Nolan
Director of Economic Development
City of Brockville
1 King Street West
Brockville, Ontario
K6V 7A5
T: 613-342-8772 x4445
C: 343-264-0588
E: rnolan@brockville.com
W: www.brockville.com

Find us on Facebook and Twitter @BrockvilleEcDev

From: Dayna Golledge
Sent: August 9, 2018 3:17 PM
To: Peter Raabe; Steve Allen; S Fraser; Greg Healy; Brent Caskenette; Conal Cosgrove; Sandra MacDonald
Cc: Robert Nolan; David Dick; Ghislain Pigeon; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou; Andrew McGinnis; MPMerkley
Subject: Memo - Notice for Zoning By-Law Amendment File D14-031 and official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12.

Please reply to me with any comments regarding this application by no later than 24 August 2018.

If you have any specific questions in relation to this application, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421; or email to: amcginnis@brockville.com

Thank you,
Dayna

Dayna Golledge
Administrative Coordinator - Planning

City of Brockville
One King Street West, Brockville, ON, K6V 7A5
Phone: 613-342-8772 x 4463
Email: planning@brockville.com

Brockville Accessibility Group - Doug Hone
From: Doug Hone <doughone@hotmail.com>
Sent: August 9, 2018 4:14 PM
To: Dayna Golledge
Cc: Ryan
Subject: Re: Memo - Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP

Thanks Dayna. BMAAC's only concern is in the reduction of parking spaces - looks like you are reducing by 1/2. We would hope that divisor does not apply to accessible spots. More specifically, we would like to see the number of accessible spots remain as would be in the 145 spaces, given the usage of the property.

Doug Hone
Brockville Municipal Accessibility Advisory Committee

From: Dayna Golledge <DGolledge@brockville.com>
Sent: August 9, 2018 3:16 PM
To: Peter Raabe; Steve Allen; S Fraser; Greg Healy; Brent Caskenette; Conal Cosgrove; Sandra MacDonald
Cc: Robert Nolan; David Dick; Ghislain Pigeon; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou; Andrew McGinnis; MPMerkley
Subject: Memo - Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12.
Please reply to me with any comments regarding this application by no later than 24 August 2018.

If you have any specific questions in relation to this application, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421; or email to: amcginnis@brockville.com

Thank you,
Dayna

Dayna Golledge
Administrative Coordinator - Planning

City of Brockville
One King Street West, Brockville, ON, K6V 7A5
Phone: 613-342-8772 x 4463
Email: planning@brockville.com
Web: www.brockville.com

Andrew McGinnis

From: Gary.Klein-Swornink@HydroOne.com
Sent: August-10-18 11:06 AM
To: Andrew McGinnis
Cc: Gary.Klein-Swornink@HydroOne.com
Subject: FW: Memo - Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP
Attachments: Memo - ZBLA D14-031 and OPA D09-12 - 550 King Street West, Brockville.pdf

Andrew,

Hydro One has no issues with the proposed zoning amendment attached.

Regards,

Gary Klein-Swornink
Supervising Distribution Technician
Brockville Area, Hydro One
26 Front Ave. West. P.O. Box 428
Brockville, Ontario K6V 5V6
Office: 613-345-5944 ext. 2334
Cell 613-913-4386
Fax: 613-345-5616
Email: Gary.klein-swornink@hydroone.com

www.hydroone.com

From: Dayna Golledge [mailto:DGolledge@brockville.com]
Sent: Thursday, August 09, 2018 3:17 PM
To: Peter Raabe; Steve Allen; S Fraser; Greg Healy; Brent Caskenette; Conal Cosgrove; Sandra MacDonald
Cc: Robert Nolan; David Dick; Ghislain Pigeon; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou; Andrew McGinnis; MPMerkley
Subject: Memo - Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12 - 550 King Street West, Brockville - UCDSB/WSP

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-031 and Official Plan Amendment File D09-12.

Please reply to me with any comments regarding this application by no later than 24 August 2018.

If you have any specific questions in relation to this application, please contact Andrew McGinnis, Planner II, at 613-342-8772, extension 4421;
or email to: amcginnis@brockville.com

Thank you,
Dayna

Dayna Golledge

From: Kapusta, Stephen (MTO) <Stephen.Kapusta@ontario.ca>
Sent: August 13, 2018 4:00 PM
To: Dayna Golledge
Subject: RE: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

Good Afternoon Dayna,

The Ministry has no concerns with this proposed zoning amendment and official plan amendment as they are both beyond our permit control area.

Sincerely,

Stephen Kapusta MCIP, RPP

Corridor Management Planner
Ministry of Transportation - Eastern Region
1355 John Counter Boulevard
Postal Bag 4000
Kingston, ON K7L 5A3
Phone (613)545-4834
Fax (613)540-5106
Toll Free 1(800)267-0295
Stephen.Kapusta@Ontario.ca



From: Dayna Golledge [mailto:DGolledge@brockville.com]
Sent: August-09-18 3:36 PM
To: Peter Raabe <praabe@brockville.com>; Steve Allen <sallen@brockville.com>; S Fraser <sfraser@brockvillepolice.com>; Greg Healy <ghealy@brockville.com>; Brent Caskenette <bcaskenette@brockville.com>; Conal Cosgrove <ccosgrove@brockville.com>; Sandra MacDonald <smacdonald@brockville.com>
Cc: Robert Nolan <RNolan@brockville.com>; David Dick <DDick@brockville.com>; Ghislain Pigeon <GPigeon@brockville.com>; hgbates@myhighspeed.ca; rogersws1983@gmail.com; dcody@cogeco.ca; Jon Faurschou <jfaurschou@brockville.com>; Andrew McGinnis <amcginnis@brockville.com>; MPMerkley <mpmerkley@brockville.com>
Subject: Memo - Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11 - 550 King Street West, Brockville - CITY OF BROCKVILLE

Good Afternoon,

Attached you will find the Notice for Zoning By-Law Amendment File D14-030 and Official Plan Amendment File D09-11.



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

August 20, 2018

Andrew McGinnis
Planner II
City of Brockville
Planning Department
One King Street West PO Box 5000
Brockville, ON K6V 7A5

Dear Andrew,

Re: Official Plan Amendment & Zoning By-law Amendment
WSP and Upper Canada District School Board
550 King Street West
City of Brockville
File No.: D09-12 & D14-031

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman".

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AC/jh

Jon Faurschou

From: [REDACTED]
Sent: Wednesday, August 15, 2018 7:30 AM
To: Jon Faurschou
Cc: Dayna Golledge
Subject: Questions re. Development of 550 King Street West (school, culvert, twin pads and overall traffic flow and parking)

Hi Jon,

It's been a while. Hope you've been keeping well.

While we realise the three notices we received in the mail on August 13th and 14th are preliminary, we have the following questions. Dayna suggested you'd prefer to have these in advance to our meeting.

In regards to the school and sports field:

- 1) Where is the road for the main entrance to the school?
- 2) Where will the school buses wait and pick up the children? Running diesel buses will be a concern.
- 3) Will the 75 parking spots back up close to the east row of Susanna Lane?
- 4) Given all the land available, why the need to seek relief from the 153 mandated number of parking spaces? Where will parking overflow be directed in the case of school or sport events?
- 4) If the sports field remains to the east of Susanna Lane, will the school board erect a fence separating our property from theirs?
- 5) Will bleachers around the field be erected?
- 6) I was told by parents volunteering on boards of sports teams that they will be using the field during the evenings and on summer days. With this in mind, will the school board build and maintain toilets? Who will empty out the trash cans?
- 7) When is construction of the school slated to start and how long is it expected to last?

In regards to the culvert on Junic's land bordering Susanna Lane's northern and eastern perimeter:

- 1) Will the purchase of the land by the school board put an end to the dispute over the the culvert, given that [REDACTED] are now before the courts?
- 2) Once the school is up and running, who will be responsible for maintaining the drainage pipe (which replaces the culvert): the city or the school board?

In regards to the traffic flow and parking issues that will intensify because of the building of the school/daycare/group centre with reduced parking, the twin pads, and two sports fields:

- 1) Since Susanna Lane's inception, we've experienced drivers entering our lane, believing it to be a back road to Centre---even though we paid early on to have it signed as private. Would the city assume responsibility for more efficient signage?
- 2) We believed---mistakenly it now seems---that the introduction of bike lanes and reduction of four lanes on King Street West down to two would calm traffic from Cedar to the Country Club. All residents here have experienced a worsening of road rage: drivers passing aggressively in the centre turn lane, impatient drivers tailgating us as we try to slow down going west to turn in, and problems with speeding drivers so it's hard for us to exit onto King. What measures will the city undertake to ensure our private, tiny development isn't further overwhelmed?
- 3) Overall, how will the city manage traffic challenges where entry and exit meet King street?
- 4) Overall, how will the city manage parking overflow? Will the city allow parking on King Street West for special events? Right now, Junic's land is being used as traffic overflow for many St. Lawrence Park events, boaters with trailers, cars parked by the two private garages on King, illegal campers who are too cheap to pay to camp at St. Lawrence Park, dog owners running their animals without picking up their poop, etc. Where will all these vehicles go?

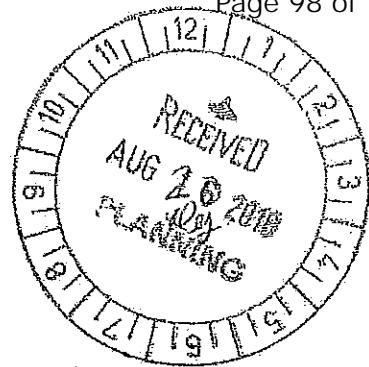
[REDACTED] we'll be unable to attend the scheduled meeting. I'm sure it will be well attended.

Looking forward to seeing you.

[REDACTED]

SUBMISSION

with reference to:



File B06/18: APPLICATION FOR CONSENT

for the proposed severance of land located at 550 King Street West, Brockville, ON
to allow for the construction of an elementary school and related facilities

**File Nos. D14-030 and D09-11: PROPOSED AMENDMENTS TO THE OFFICIAL PLAN
AND ZONING BY-LAW 050-2014, 550 King Street West, City of Brockville**

**File Nos. D14-031 and D09-12: PROPOSED AMENDMENTS TO THE OFFICIAL PLAN
AND ZONING BY-LAW 050-2014, 550 King Street West, City of Brockville**

and NOTICE OF MEETING

to be held at 6:00 PM, Tuesday, September 4, 2018

at the Brockville Memorial Civic Centre, 100 Megadome Blvd., Brockville, ON

Submitted to: Copy 1: Sandra MacDonald, City Clerk
&
Copy 2: Jonathan Faurschou, MCIP, RE
Acting Chief Planning Officer

c/o City of Brockville
Victoria Building
One King Street West
P.O. Box 5000
Brockville, ON K6V 7A5

Date Submitted (by hand): August 20, 2018

I, [REDACTED] am a resident, and owner since 2006, [REDACTED] west side of the original Phillips Cable Property. I wish to inform you that I do not understand the currently published plans for the aforementioned property at 550 King Street West, and have several concerns about the intended use of the severed property. After seeing the Notices from the City Clerk and the Planning Department in the Recorder & Times on August 9, 2018, I subsequently received copies of these documents sent from the City by mail directly to me. But these notices are unclear and not consistent. I also received additional information at a meeting I requested with Jonathan Faurschou of the City's Planning Department, on August 15, 2018.

Basically the descriptions provided in the City's documentation are non-specific; the descriptions vary from document to document, and they are only stated in "assessment and zoning speak" – nothing a local resident can relate to or understand. On the proposed severance document our small enclave of townhouses at the corner of King and Centre Streets is not represented accurately on the included map, and the roadways adjacent to the Cable Property, with the exception of King Street, do not seem to appear at all (they would be useful to clarify the boundaries of the property and the severance under discussion). There is also zero info concerning the location of the proposed structures (elementary school, double ice pads, parking, etc.) on the property in question, nor about the proposed easements or side-yard requirements, particularly on the west side – will I be staring into classrooms, with bells ringing all day every day, and students before and after school and during their recesses screaming in my backyard?!?!!? What is happening to the 'quiet enjoyment' that I anticipated when I purchased my Brockville home in 2006, for my retirement? Where, EXACTLY, will the school and other facilities be located? And what "buffer" is proposed between the school, the play-yards, parking, etc., at the rear of my property? I feel, because of the location of my property, I will be directly impacted by the currently planned development of the Cable Property lands.

Both the proposed elementary school (on the west side) and the twin ice pads (on the east side) will generate a significant increase in traffic on King Street, with much turning of school buses, cars, taxis, etc. King Street is already heavily travelled, being a main east-west artery into and out of the City as the municipal portion of Highway 2 along the St. Lawrence River. Last year the City recognized the traffic problems on King Street by reconfiguring the traffic lanes from four lanes to two, providing a centre left-turning lane (currently used by many drivers as a passing lane, and not currently policed adequately), and including bicycle lanes on both sides going east and west. The current configuration is definitely an improvement, in many – but not all – cases; the traffic on King Street has slowed, with the exception of motorcycles, school buses and semi-truck/trailers who continue to consider the stretch across the Cable Property (and beside St. Lawrence Park) as a straightaway for acceleration!

Drainage of the Cable Property has always been a problem since the housing construction on the west side began in 2006. An open ditch stretches the full length behind the houses built on the east side of Susanna Lane and all along the east side of Centre Street. A huge surface drain is located behind [REDACTED] Susanna Lane which, I understand, the City takes responsibility for cleaning and clearing debris (although I am not sure of the frequency of that effort – every two years?!?!!?). The City is definitely aware of the resulting problems, including the flood of the Centre Street houses (twice!) when they were first built. The builder was permitted by the City and the owner of the Cable Property to dig the drainage ditch deeper (from 4 feet to 8 feet), and to augment the huge drain at the south end of the ditch by drilling a large hole in the drain's concrete base, below the drain's original steel surface grid. The length of the ditch now includes bull rushes, poison parsnip and ducks, as well as lunch bags, candy

wrappers, coffee cups and water bottles! While the ditch is sloped 60 degrees on the east side (as the City Engineer indicated as a requirement at the time of the digging!), the ditch wall is vertical (90 degrees) on the west side [REDACTED] – there was not sufficient space to slope the ditch correctly on the west side [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] A vertical retaining wall on the west side of the ditch is absolutely required, or a more complex buried drainage system must be built, especially when the Cable Property lands are being developed!

QUESTIONS:

1. How can consent to sever and re-zone the Cable Property be granted on August 24th, when the public meeting is not scheduled until September 4th? (Am I to presume that the decision to sever the property in question and change the zoning to "Institutional Area" is not subject to public discussion?)
2. How does the City propose to reduce the expected noise (school bells, large numbers of children regularly playing outdoors, local traffic) resulting from the elementary school and the ice pad configuration, to minimize the impact on adjacent residents? Significant property easements? Buffer zone? Trees and shrubbery plantings? Fencing?
3. How can the City minimize the impact of increased traffic on the already-busy King Street? Restrictive access roads? Turning zones? No left turns? Traffic lights? Speed bumps on King Street and/or on the access road(s) to the new facilities and parking areas?
4. Will all the trees on the affected areas be cut down: both the huge, old cedars currently along King Street (that act as a traffic noise buffer for local residents, as well as homes for thousands of birds, squirrels, etc.) and the old maples and other deciduous trees further in on the Cable Property? Will all, or some of, the beautiful willows at the north end of the property also be affected?
5. What will be done to facilitate better drainage of the severed property (550 King Street West) that will alleviate the risk of flooding and the continuing erosion of our properties on the west side of the Cable Property?

Submitted August 20, 2018
[REDACTED]