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Committee Members

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

Areas of Responsibility

Economic Development  
Planning  
DBIA  
Heritage Brockville

Museum Board  
Library Board  
Brockville Arts Centre  
Chamber of Commerce  
Tourism

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***PUBLIC MEETING  
AGENDA***

Page

**Item**

3-9

1. 2011-004-02  
Proposed Zoning By-Law Amendment  
31 Pearl Street West, Brockville

11-23

2. 2011-005-02  
Proposed Amendment to the Official Plan  
Zoning By-Law 194-94 and  
Downtown Community Improvement Plan  
137 George Street, Brockville  
Owners: St. Lawrence Parish of the Anglican Diocese of Ontario



17Jan2011

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 1 FEBRUARY 2011**

**2011 004 02**

**PROPOSED ZONING BY-LAW AMENDMENT**

**31 PEARL STREET WEST, BROCKVILLE**

**OWNER: DEAN AND JULIE LEEDER**

**FILE NO.: D14-130**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**A. MCGINNIS  
PLANNER II**

**RECOMMENDED**

THAT Report 2011-004-02 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting.

**PURPOSE**

Dean and Julie Leeder, owners of the property described as Lot 18, Block 32, Plan 67, City of Brockville, County of Leeds, municipal address 31 Pearl Street West, have submitted an application for amendment to City of Brockville Zoning By-law 194-94 which would recognize the addition of one (1) residential unit within the existing triplex dwelling.

The fourth residential unit has been created by the owners without obtaining the required permission or building permits. The owners are requesting a change in zoning from an R4-General Residential Zone to an R7-Multiple Residential Site Specific Zone to legalize the addition of the fourth unit. The site specific elements of the proposed zone would include an increase in permitted density, and recognize existing lot area, lot frontage, and all existing setbacks through the proposed site specific zone.

A site plan sketch indicating the location of the existing building on the subject property is attached to this report as Schedule "A".

**ANALYSIS**

31 Pearl Street West is located on the south side of Pearl Street West, being the second property east of William Street. The first, second and third floors of the building are currently occupied by dwelling units. The basement level of the first floor unit has been converted to a fourth dwelling unit.

**Zoning and Official Plan Information:**

Official Plan Designation:  
Designation in Proposed  
Official Plan:

Residential (no change requested)  
Neighbourhood Area

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Existing Zoning: R4-General Residential Zone

Proposed Zoning: R7-Multiple Residential Site Specific Zone to allow for the increase in density (fourth unit), and recognition of existing lot area, frontage and setbacks.

Site Characteristics:

Total Area: 371.6 m<sup>2</sup> (4,100 sq.ft.)  
Frontage (Pearl Street West): 12.19 m (40 ft.)  
Average Depth: 30.48 m (100.0 ft.)

The site is occupied by an existing residential dwelling with attached porches, decks, and a garage in the rear yard. Two (2) parking spaces are provided in the garage with room in the rear yard for an additional two (2) parking spaces for a total of four (4) spaces. Should the addition of the fourth unit in the existing building be approved through the rezoning, the owners are required to provide five (5) parking spaces. The Planning Department has been advised that additional parking can be provided in a new driveway that has been approved for the front yard with access off of Pearl Street West. The required curb depression for this driveway has already been put in place. The owners have advised that they will be installing the driveway in the approved location which will provide the additional required parking space.

Surrounding Land Uses:

The lands to the north (opposite side of Pearl Street West) are zoned C2-General Commercial Zone and are occupied by the Pharma Plus Drug Store.

The lands immediately to the east of the subject lands are zoned R4-General Residential Zone and are vacant. Additional lands to the east are zoned R4-General Residential Zone and are occupied by older residential dwellings.

The lands immediately to the south of the subject lands are zoned R4-General Residential Zone and are occupied by a single family detached dwelling. Additional lands to the south are zoned R4-General Residential Zone and are occupied by older residential dwellings.

The lands immediately to the west of the subject lands are zoned R7-X2-1 Multiple Residential Site Specific Zone and are occupied by a detached residential building with four (4) units. Additional lands to the west (west side of William Street) are zoned R4-General Residential Zone and are occupied by older residential dwellings.

**Comments Received Schedule "B":**

1. Brent Caskenette, Chief Building Official - City of Brockville (*memo dated January 10, 2011 attached*)

No concerns provided the necessary building permits for the creation of the fourth unit are obtained.

2. Douglas Smith, 49 Pearl Street West, Brockville (*letter received January 19, 2011*)

Mr. Smith raised his strong object with respect to approval for the construction of the proposed driveway exiting directly onto Pearl Street. The location of the driveway would be only one narrow lot away from the intersection of Pearl and William Streets which is one of the busiest intersections in the City, particularly with a heavy flow of vehicles turning from William Street onto Pearl Street West.

3. Conal Cosgrove, Director of Operations - No comments.

4. Eric Jones, Engineering Supervisor - Environmental Services Department

Creation of an additional unit in the basement for a total of four (4) units should be considered if parking is adequate on-site as there is no on street parking on Pearl Street.

**Potential Issues for Discussion:**

1. Appropriateness of proposed amendment and increased density.
2. Parking - creation of the additional required parking space.

**POLICY IMPLICATIONS**

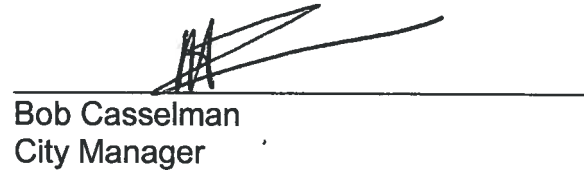
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant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

**CONCLUSION**

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



M. Maureen Pascoe Merkley  
Director of Planning



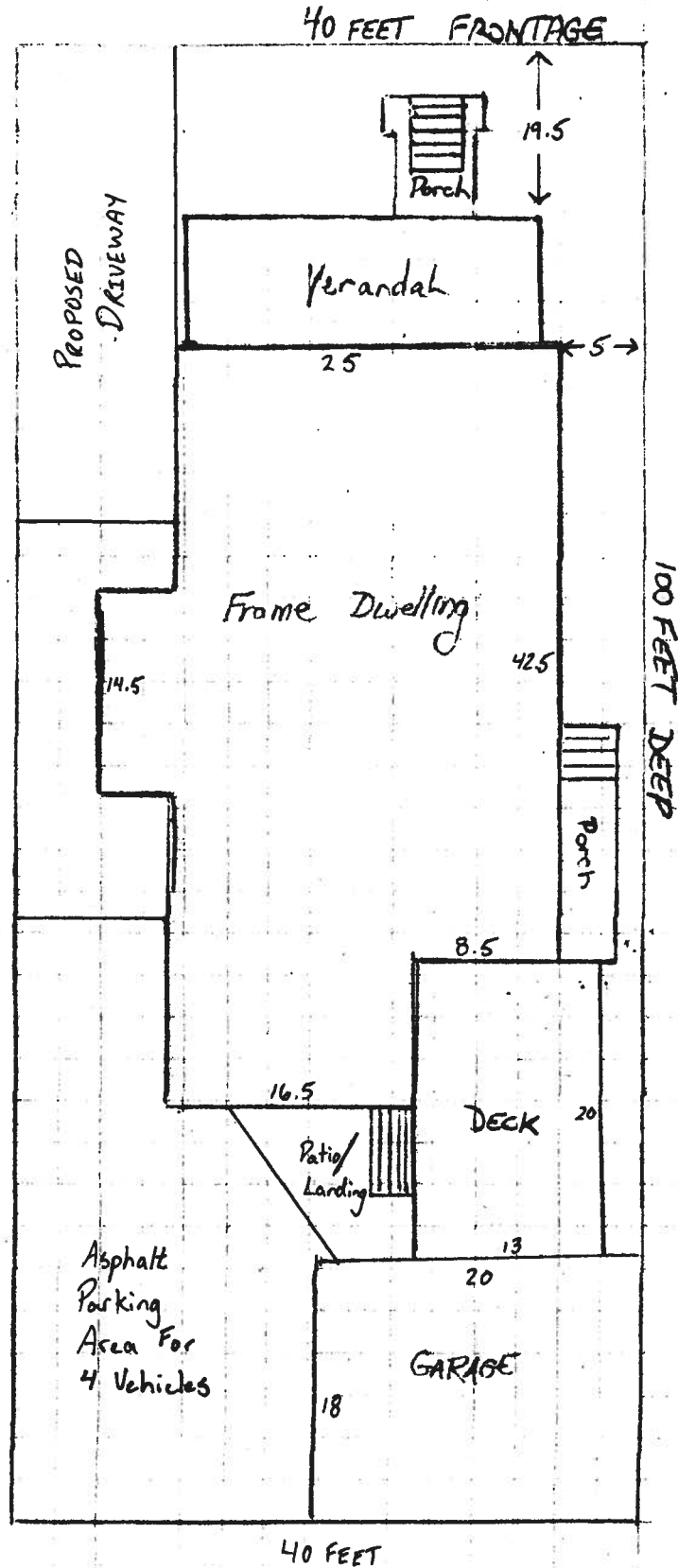
Bob Casselman  
City Manager



A. McGinnis  
Planner II

# SCHEDULE "A" - Report 2011-004-02

## PEARL STREET



**CITY OF BROCKVILLE**  
**PLANNING DEPARTMENT - BUILDING SERVICES DIVISION**

**INTEROFFICE MEMORANDUM**

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**TO:** LORRAINE BAGNELL – ADMINISTRATIVE COORDINATOR  
**COPY:**  
**FROM:** BRENT CASKENETTE – CHIEF BUILDING OFFICIAL  
**SUBJECT:** ZONING BY-LAW AMENDMENT – FILE D14-145  
31 PEARL STREET WEST  
**DATE:** MONDAY, JANUARY 10, 2011

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Lorraine:

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

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

Regards,



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**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. 441 – Fax (613) 498-2793 – Email: [bcaskenette@brockville.com](mailto:bcaskenette@brockville.com)



# SCHEDULE "B" - Report 2011-004-02

49 Pearl Street West  
Brockville, Ontario K6V 4B7  
January 17, 2011

Director of Planning  
Planning Department  
City Hall  
1 King Street West  
P O Box 5000  
Brockville, Ontario K6V 7A5



Re: 31 Pearl Street West, City of Brockville – File No. D14-145

Dear Sir or Madame,

With regard to the proposal to vary the zoning for this property, I wish to object strongly to the any approval being given which would allow construction of the proposed driveway (shown in the plan of the property) exiting directly onto Pearl Street to be permitted. This driveway would be only one narrow lot away from the intersection of Pearl and William Streets, which is one of the busiest intersections in the city and the flow is particularly heavy of vehicles turning from William onto Pearl Street West. Given the narrow width of this proposed driveway, cars would either have to back in or out which would be a dangerous for motorists on Pearl Street.

As there is already asphalt parking for four vehicles at the rear of the building which has a much safer and existing exit onto William Street and, as the building will continue to have four residential units if the variance in zoning is permitted, I see no need for the proposed new driveway onto Pearl Street.

Thanking you for your consideration, please provide me with a copy of the decision of the Economic Development Planning Committee.

Yours truly,

A handwritten signature in black ink, appearing to read "Douglas N W Smith".

Douglas N W smith



**17Jan2011**

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 1 FEBRUARY 2011**

**2011 005 02**

**PROPOSED AMENDMENTS TO THE OFFICIAL PLAN,  
ZONING BY-LAW 194-94, AND DOWNTOWN CIP  
137 GEORGE STREET, BROCKVILLE**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**OWNER: ST. LAWRENCE PARISH OF THE  
          ANGLICAN DIOCESE OF ONTARIO**

**FILE NO.: D14-146, 266-89**

**RECOMMENDED**

THAT Report 2011 005 02 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting.

**PURPOSE**

Rolf Baumann, RGB Group, acting on behalf of St. Lawrence Parish of the Anglican Diocese of Ontario, owner of lands described as Lots "A" and 23, Block 44, Plan 67, City of Brockville, County of Leeds, municipal address 137 George Street, has submitted applications for amendments to the Official Plan for the City of Brockville, Zoning By-law 194-94 and the Community Improvement Plan (CIP) for Downtown Brockville with respect to the subject lands.

The proposed amendments to the Official Plan and Zoning by-law 194-94 would, if approved, allow the subject lands to be developed for an eleven (11) storey residential condominium building with ninety-four (94) units (six of which propose to meet the County's definition of affordable), two levels of structured parking (one of which is below grade), surface parking, and preservation of the Trinity Anglican Church building for potential community benefit.

The proposed amendment to the Downtown CIP would expand the Priority Area 1 boundary to include the subject lands, thus providing the opportunity for this development to access additional incentive programs.

**ANALYSIS**

Schedule "B" to this report is a copy of a drawing package including the proposed site plan of the project (which shows the location of the subject lands), parking plans, various elevations of the building, floor plans, street section, and schematic skyline.

Proposed Amendments to the Official Plan, Zoning By-Law 194-94, and  
Downtown Community Improvement Plan  
137 George Street, Brockville  
Owner: St. Lawrence Parish of the Anglican Diocese Of Ontario  
File Nos.: D14-146, 266-89

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Official Plan, Zoning and CIP Downtown Information:

Official Plan Designation: Institutional

Proposed OP Designation: Commercial Downtown

New site specific policy to permit the development of a mixed use project, including but not limited to, a residential building up to eleven (11) stories in height and containing not more than ninety-four (94) dwelling units, and commercial and institutional use of the existing former church building and grounds.

Existing Zoning: I1 General Institutional Zone

Proposed Zoning: R9 Multiple Residential Site Specific Zone

The proposed site specific zone would permit the development of a residential building (as noted previously) as well as establish provisions respecting exterior and interior side yard setbacks, building height, density and parking.

Existing CIP Downtown: The Downtown Community Improvement Plan (CIP) has two priority areas being Priority Area 1 and Priority Area 2. The Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant Program is one of the programs under the Downtown CIP. The intent of the TIERR Grant program is to provide a grant to owners of lands and buildings who undertake improvements or redevelopment that would result in increased assessment. The TIERR Grant Program is however only eligible to those lands within Priority Area 1. The subject lands are located in Priority Area 2 and therefore are not eligible for the TIERR Grant Program.

Proposed Amendment to the Downtown CIP: The proposed amendment to the Downtown CIP would adjust the Priority Area 1 boundary to include the subject property which would then permit the developer to benefit from the TIERR Grant Program.

Proposed Amendments to the Official Plan, Zoning By-Law 194-94, and  
Downtown Community Improvement Plan  
137 George Street, Brockville  
Owner: St. Lawrence Parish of the Anglican Diocese Of Ontario  
File Nos.: D14-146, 266-89

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### Site Characteristics:

Total Area:	0.35 Hectares (0.87 ac)
Frontage (Clarissa St.):	30.48 m (100.0 ft.)
Frontage (George St.):	116.73 m (383.0 ft.)
Frontage (Gilmour St.):	32.61 m (107.0 ft.)
Average Depth:	113.23 m (371.48 ft.)

The subject property contains the Trinity Anglican Church building at the eastern side of the property which fronts on Clarissa Street. The two-storey stucco annex was added to the back of the church building with a large gravel parking area behind the annex to the west.

### Surrounding Land Uses:

- North: The lands to the north (north side of George Street - immediately across from the subject lands) are zoned R4-General Residential Zone and are occupied by older two storey single family and duplex dwellings.
- East: The lands to the east (east side of Clarissa Street) are zoned R8-X1-1 Multiple Residential Site Specific Zone and are occupied by a six (6) storey residential building (Marguerita Residence) with associated surface parking. Continuing on the east side of Clarissa Street, the lands are zone C2D General Commercial Downtown Zone and are occupied by a single family dwelling and the Ultramar Gas Bar and Mac's convenience store.
- South: The lands to the south are zoned C2D-X1-1 General Commercial Downtown Site Specific Zone and are occupied by the Leon's Furniture and Appliance Store with associated parking, and a chip wagon located in the north east corner of the property.
- West: The lands to the west (opposite side of Gilmour Street) is Rotary Park which extends from Gilmour Street to Beecher Street, between George Street to the north and Buell's Creek to the south. Rotary Park consists of an outdoor skating rink, basketball court, playground, open space and Butlers Creek with a building fronting on Gilmour Street which is occupied by the Brockville Gymnastic Academy.

### Comments Received **Schedule "D"**:

1. Brent Caskenette, Chief Building Official (*memo dated January 10, 2011*)  
No concerns with respect to the proposed development.

Proposed Amendments to the Official Plan, Zoning By-Law 194-94, and  
Downtown Community Improvement Plan  
137 George Street, Brockville  
Owner: St. Lawrence Parish of the Anglican Diocese Of Ontario  
File Nos.: D14-146, 266-89

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

2. C. Cosgrove, Director of Operations

Comments pending.

3. P. Raabe, Director of Environmental Services

Comments pending.

Potential Issues for Discussion:

1. Appropriateness of proposed amendments to the Official Plan, Zoning By-law and the Downtown Community Improvement Plan.
2. Appropriateness of increase in density, traffic and building height.
3. Impact on neighbourhood.
4. Reduction in parking requirement and location of parking in front yard.

**POLICY IMPLICATIONS**

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

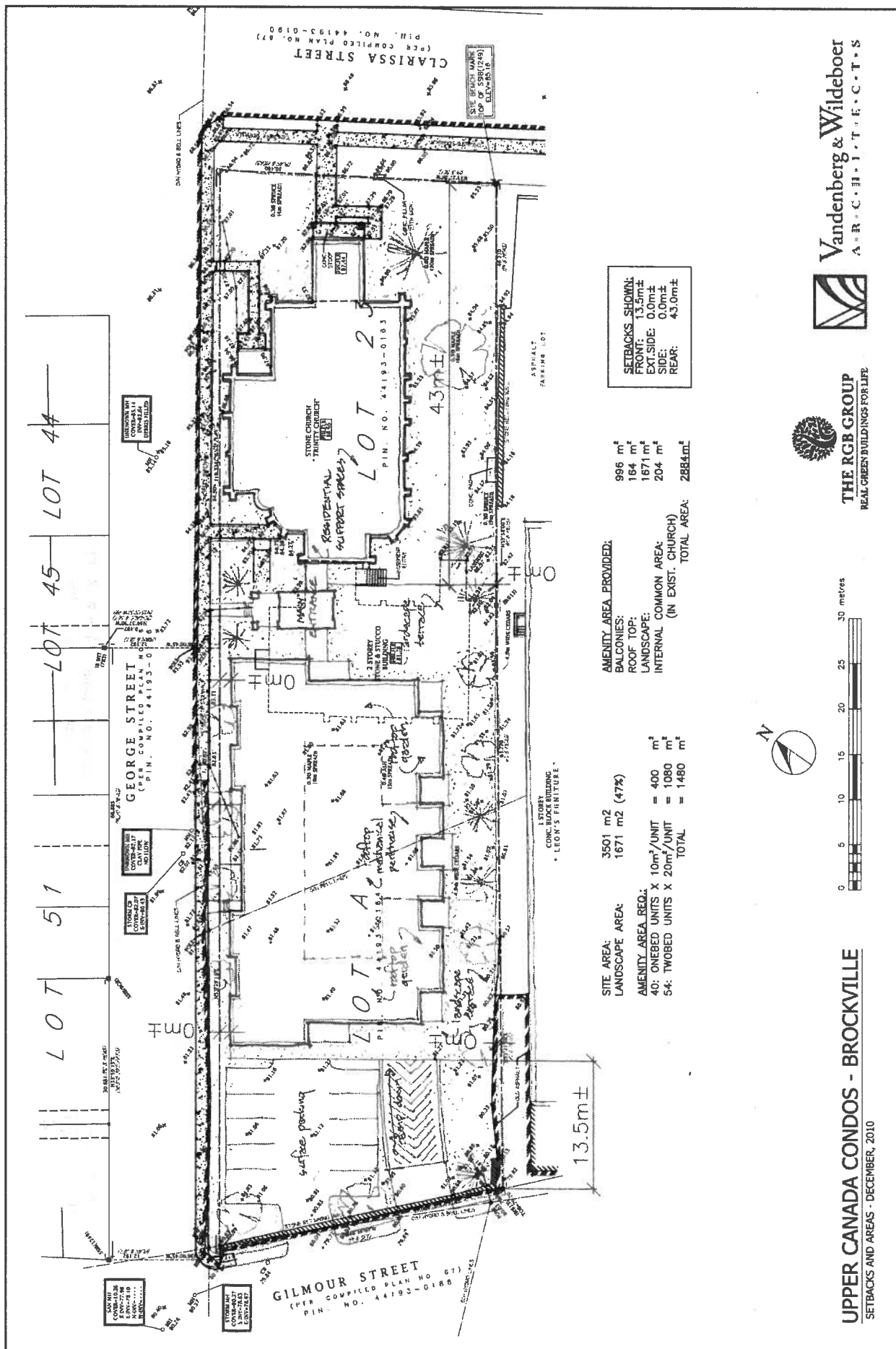
**CONCLUSION**

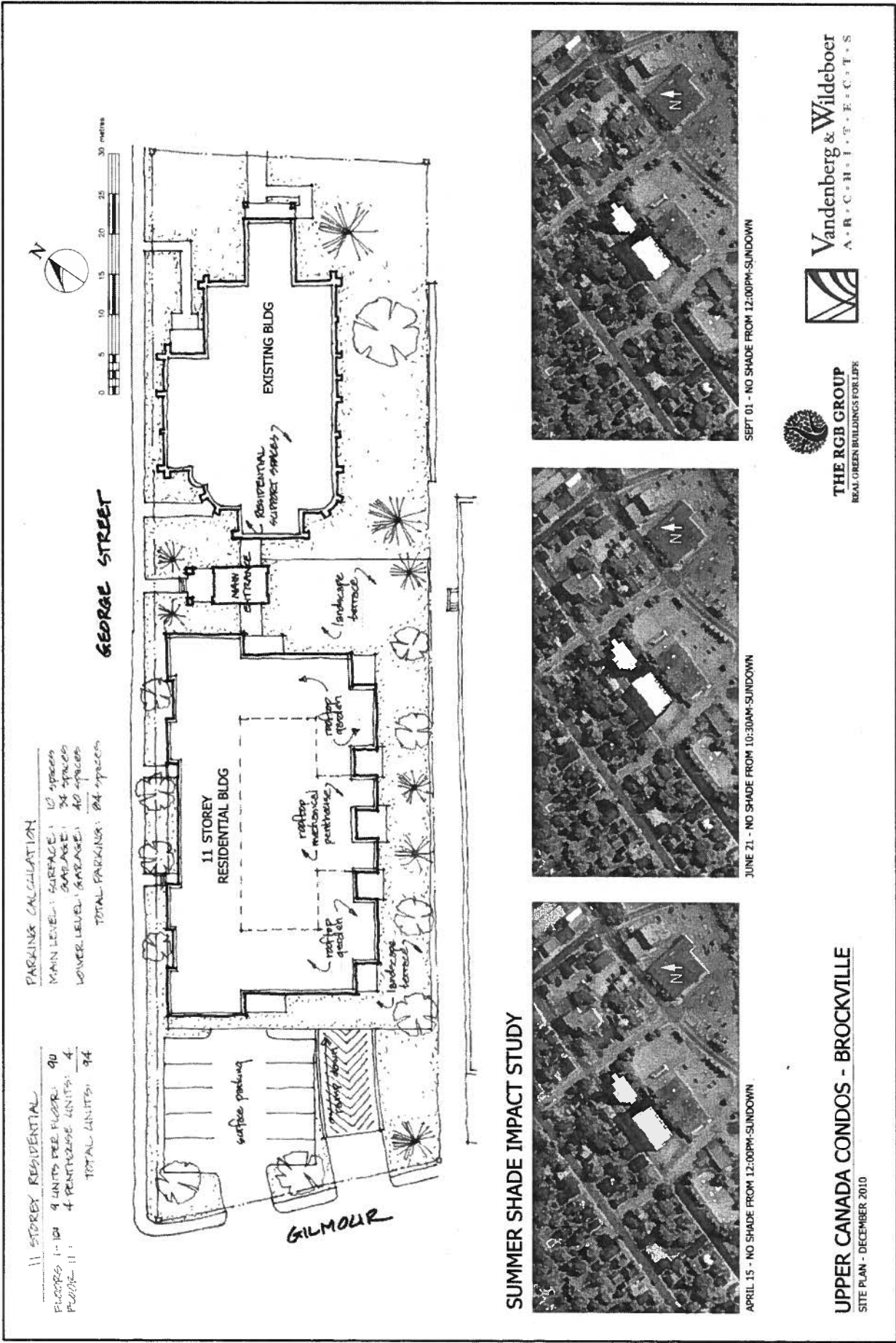
The Staff Report on these matters, including a detailed analysis of the proposed amendments, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting

  
M. Maureen Pascoe Merkley  
Director of Planning

  
Bob Casselman  
City Manager

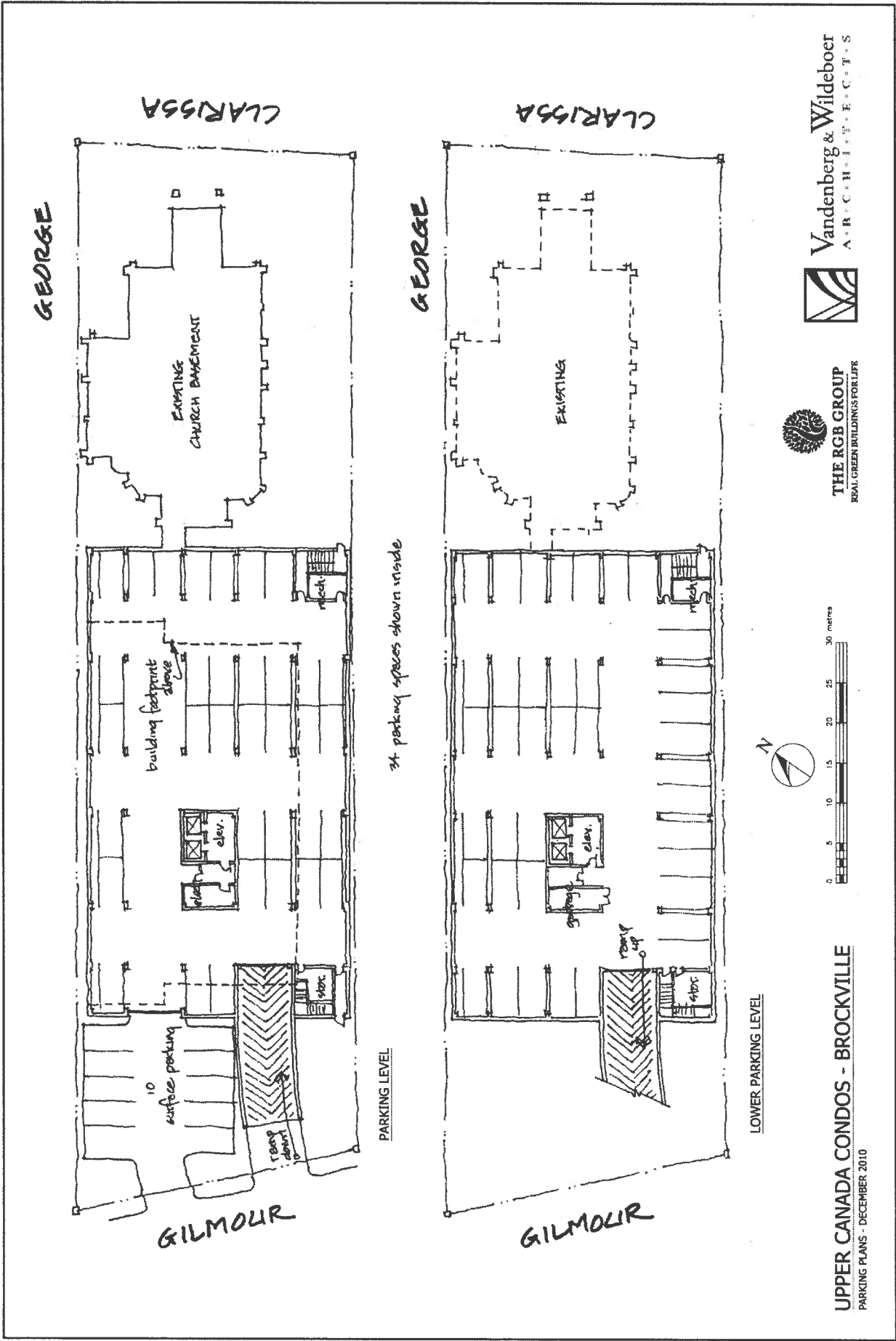
# SCHEDULE "A" - Report 2011-005-02

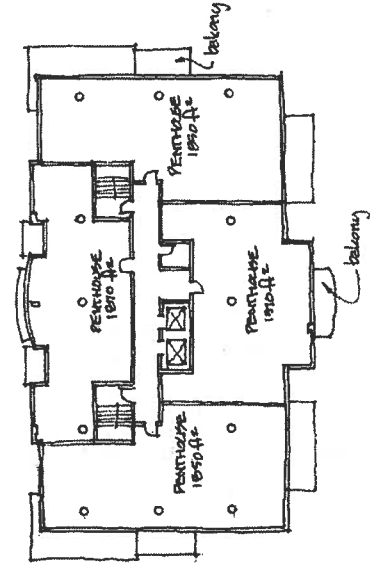




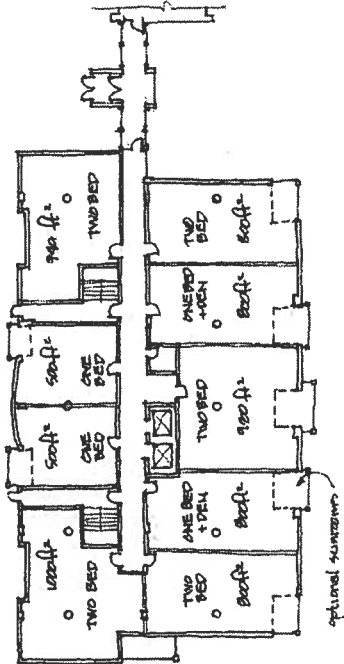


SCHEDULE "A" - Report 2011-005-02

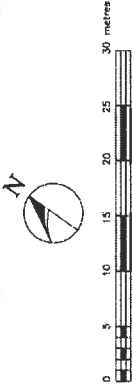




PENTHOUSE PLAN



GROUND FLOOR PLAN



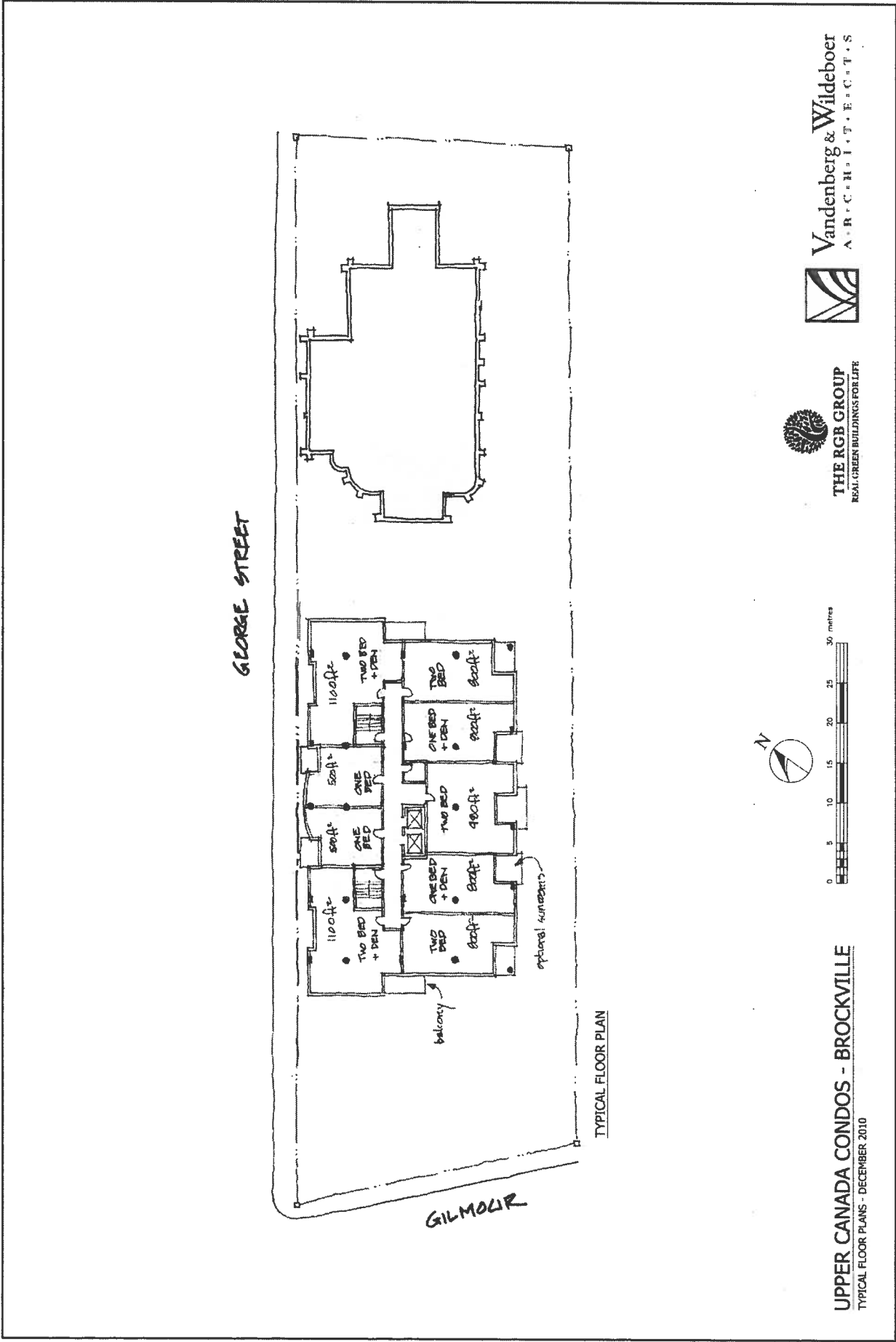


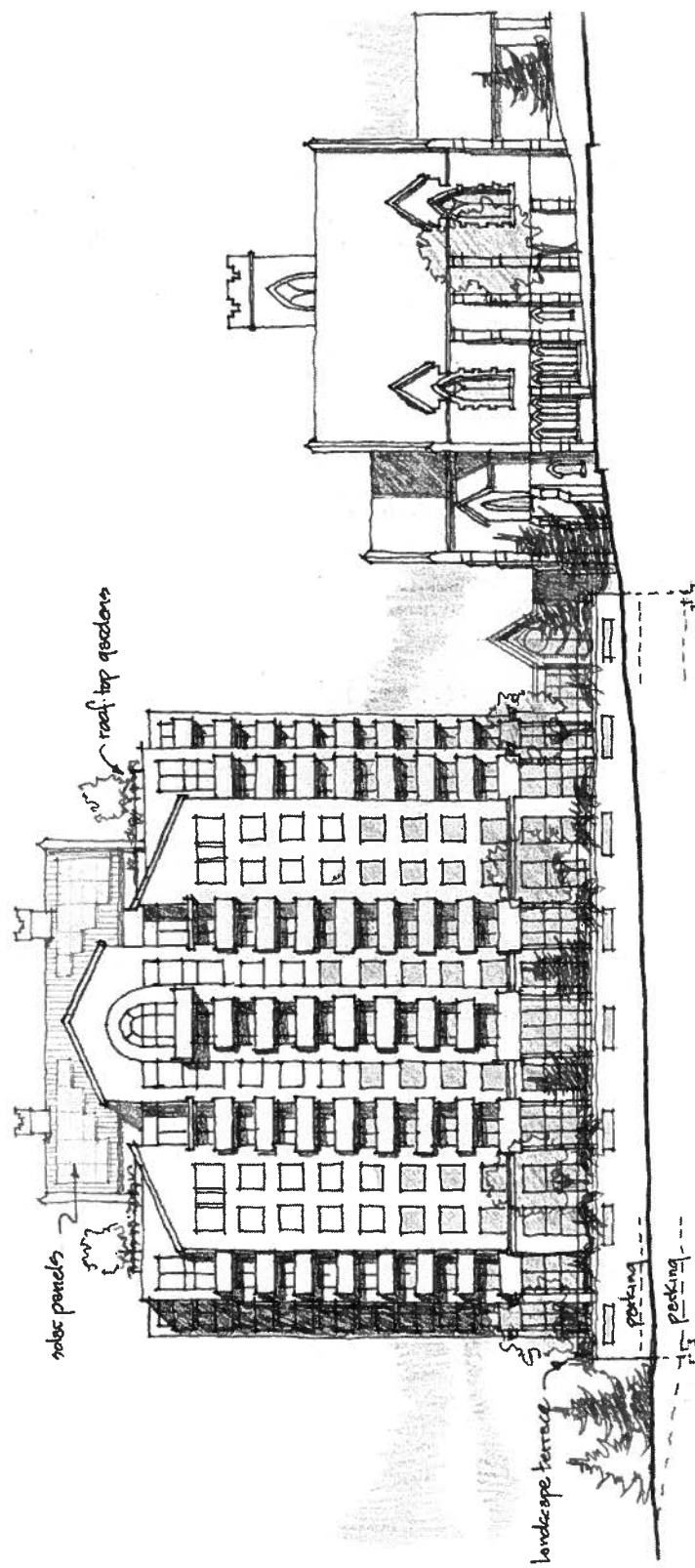
Vandenberg & Wildeboer  
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THE RGB GROUP  
REAL GREEN BUILDINGS FOR LIFE

UPPER CANADA CONDOS - BROCKVILLE  
FLOOR PLANS - DECEMBER 2010






SOUTH ELEVATION




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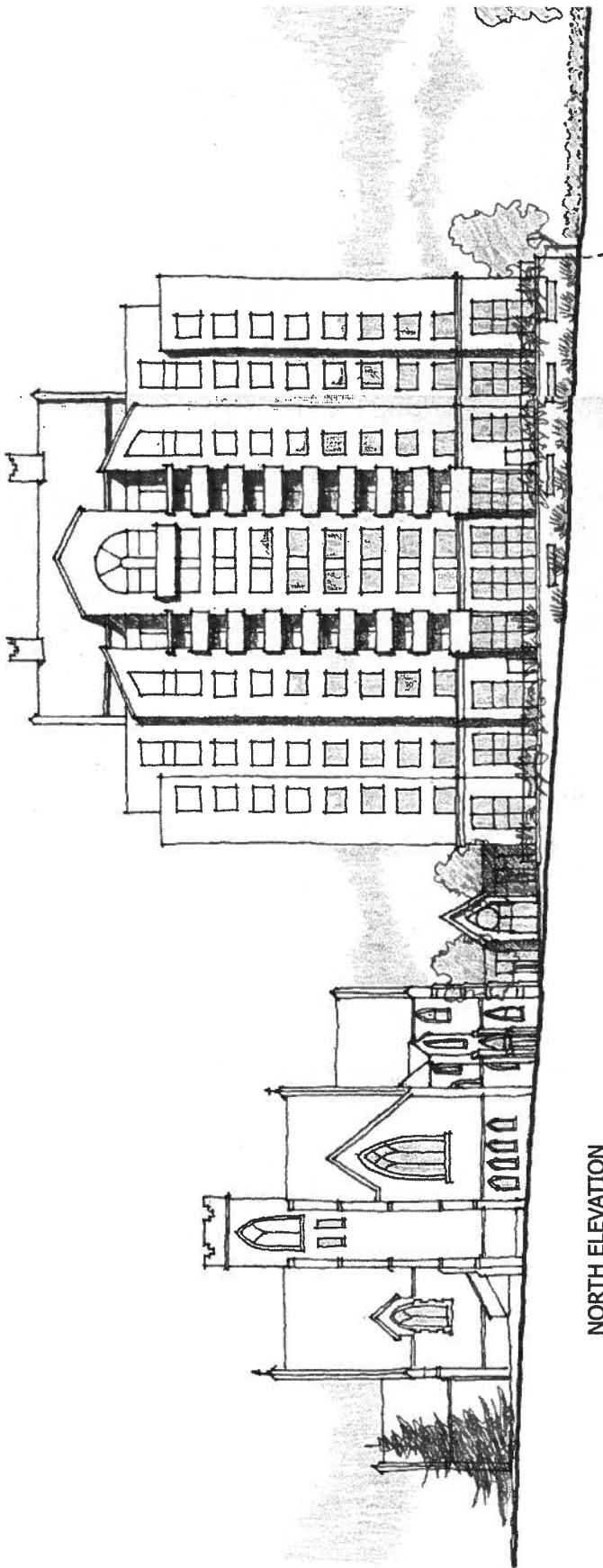


**Vandenberg & Wildeboer**  
ARCHITECTS


**UPPER CANADA CONDOS - BROCKVILLE**  
ELEVATION - DECEMBER 2010




0 5 10 15 20 25 30 metres




NORTH ELEVATION



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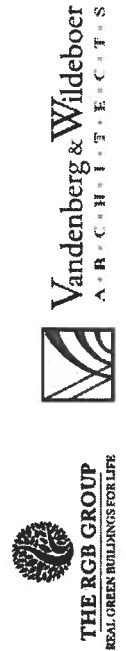
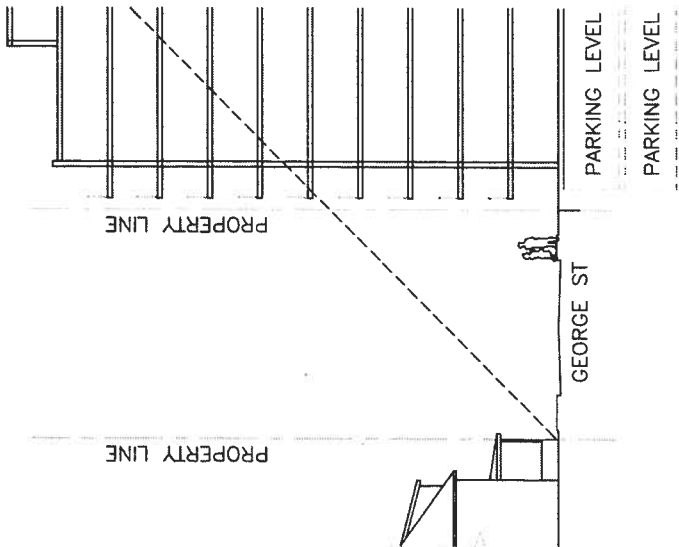
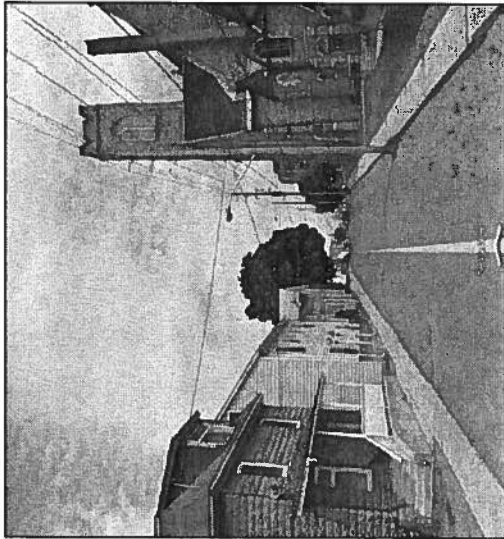
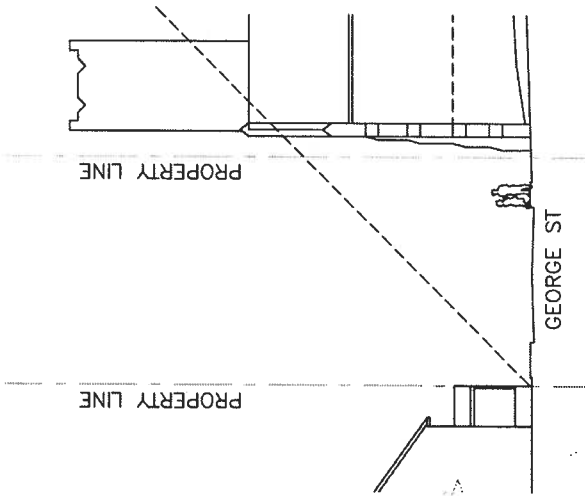


**Vandenberg & Wildeboer**  
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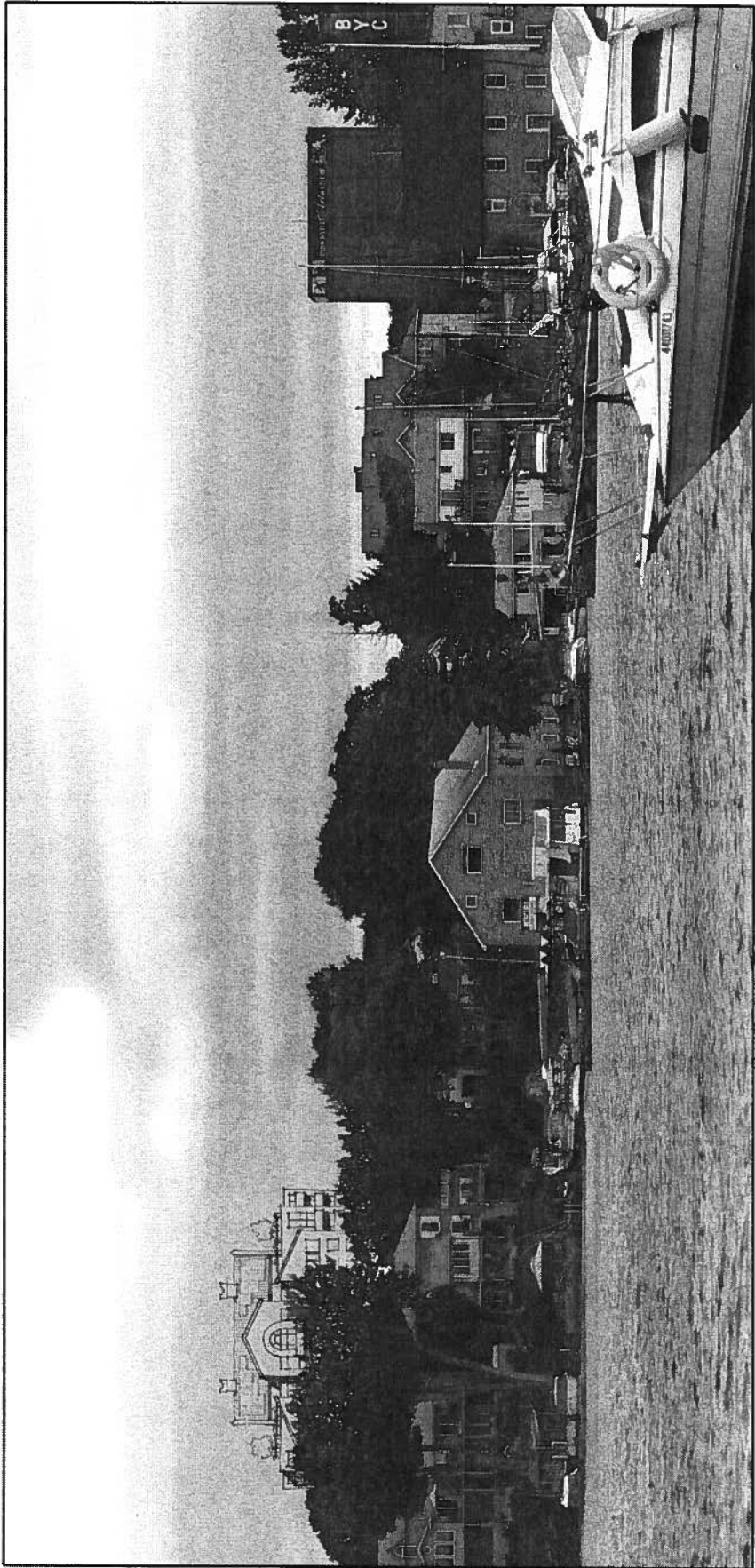


0 5 10 15 20 25 30 metres

**UPPER CANADA CONDOS - BROCKVILLE**  
ELEVATION - DECEMBER 2010



UPPER CANADA CONDOS - BROCKVILLE  
STREET SECTION - DECEMBER 2010



SCHEMATIC SKYLINE



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UPPER CANADA CONDOS - BROCKVILLE  
SCHEMATIC SKYLINE - DECEMBER 2010