

**Public Meeting
Economic Development & Planning
Committee**

Tuesday, April 19, 2011, 6:00 p.m.
City Hall, Council Chambers

COMMITTEE MINUTES

Roll Call

Committee Members:

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor D. Beatty

Regrets:

Councillor J. Earle
Mayor D. Henderson, Ex-Officio

Others:

Councillor J. Fullarton
Councillor M. McFall

Staff:

Ms. D. Livingstone Millar, Deputy Clerk (Recording Secretary)
Mr. A. McGinnis, Planner II
Ms. S. Seale, City Clerk

Councillor Kalivas, Chair, called the meeting to order at 6:07 p.m

ITEM

2011-041-04

1. Proposed Amendments to the Official Plan and
Zoning By-law 194-94 Lot 49, Part Lot "A", and Part of Waterlot in front of Lot 49 and
Part Lot "A:", Block 30, Plan 67
City of Brockville, County of Leeds (119 Water Street West)

Moved by: Councillor Baker

THAT Report 2011-041-04 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 for recommendation to Council.

CARRIED

Councillor Kalivas, Chair, announced the Public Meeting.

Mr. McGinnis, Planner II, announced that Notice of the Public Meeting for Staff Report No. 2011-041-04 was given in the Recorder and Times Newspaper on March 24, 2011, and a notice was sent to surrounding property owners within 400 feet of the subject property and a sign was placed on the property.

Councillor Kalivas reviewed the procedures for the Public Meeting

Councillor Kalivas asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Kalivas called on the Planner to explain the purpose of the Public Meeting and the nature of the application.

Mr. McGinnis, reviewed the proposed amendment to the Official Plan and Zoning By-law 194-94.

The following persons spoke in support of the proposed amendment:

Mr. Darek Ledan, 101 Water Street, Brockville, ON, Agent for the owner of 119 Water Street West, Brockville.

Mr. Ledan began his presentation referring to the previous approval of site specific zoning for the property. Current zoning approves 90 units. The developers are now asking for 106 units. Historically, the water front was used for light or heavy industry. The last 4 years have been spent cleaning up the property. Previous developers were unsuccessful in remediation. Brockville Landings started the process in 2009 and obtained a Record of Site Conditions from Ministry of the Environment in 2010. The previous building design does not meet the demand of the buyers or the criteria of the owners. Architects and engineers have a proposal to use the same footprint of the building. The height and footprint and exterior of the building are not changing. Interior design of the building is changing providing 16 additional units in the same amount of space making the units more affordable. The current economic situation makes it more palatable to purchasers. Original third floor parking area is now used for additional units resulting in fewer parking spaces. Mr. Ledan is requesting the EDP to consider the application recognizing that the footprint and size of the building are the same. The parking will be accommodated.

Mr. Ledan displayed drawings and commented on the illustrations specific to size and design and noted that parking area is very low in elevation.

Chair Kalivas then opened the floor to the Committee for questions.

Councillor Beatty inquired whether there are balconies on each unit to which question was answered in the affirmative.

The following persons spoke in support of the proposed amendments:

Mr. Byron Boone, 16 St. Andrews St., Brockville, K6V 2X2

Mr. Boone has resided in his property for 16 years which is located close to the Harbourview. He would like to comment that the parking requirements may be too onerous and that there have been approximately 10 vacant parking spaces within the Harborview parking lot. Reasons could be that people enjoy living downtown without a car and that residents who are seniors may not have cars. Mr. Boone suggested finding out what the vacancy rates are in nearby developments.

The following persons spoke in opposition of the proposed amendments:

Ms. Hannelore Walther, 33 Edward Street, Brockville, K6V 5K3

Ms. Walther is happy the building footprint will not change but is concerned with the Official Plan Amendment and would like to ensure parking is adequate for all units. Ms. Walther is not sure when EIT property will be cleaned up and if that site is possible for parking. If the topic is being discussed again, consideration to should be given to the number of affordable housing units in this building as well as LEED standards within the building.

The following people made comments regarding the proposed amendments:

Bonnie Burke, Director of Brockville Museum

1. Museum 30th Anniversary. Exhibits and activities taking place on the property. The museum staff appreciates Mr. Ledan letting them know what was happening with the property and asks that the communication continue.
2. The Board of Management and Friends of the Museum put together a report on parking lot which has been brought to Council previously. It is asked that Council review again before a decision is made.

Mr. Ledan addressed the concerns:

The EIT site will be cleaned before the boating season starts. The developers have had many discussions with City staff and are working closely to resolve parking issues. With regard to affordable housing, it was not considered within this development. It is noted that the Trinity Church development will provide affordable housing units. Brockville Landing does not want to compete with the other developers within the City.

Councillor Baker: Through the Chair, following Mr. Boone's suggestion, has staff canvassed area condominiums to find out their parking vacancy utilization rates? Each condo development is different.

Chair Kalivas: Direction to find out the vacancy rates and what was approved for each development versus what is used today.

Councillor Baker asked the developers thoughts with respect to LEED standards. Mr. Ledan answered that although not built to LEED standards, the development uses geothermal heating and cooling with no air conditioning units, no gas emissions and huge cost savings.

Ms. Walther addressed the developer to ensure the canvassing of parking needs to be consistent in types of condos and the type of people.

Mrs. Walther inquired about the projected completion date and in order to mitigate parking would a VRTUCAR be considered. Mr. Ledan responded that completion will depend on approvals. Construction can take 18 months.

Councillor Kalivas closed the public meeting. (6:50pm)

Attachments to minutes

- Request for Information form