



## Economic Development and Planning Committee

Tuesday, April 3, 2018, 6:00 pm  
City Hall, Council Chambers

### Committee Members

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

### Areas of Responsibility

Economic Development  
Planning  
Chamber of Commerce  
DBIA  
Heritage Brockville

Economic Development  
Advisory Team  
Museum Board  
Library Board  
Arts Centre  
Tourism

Page

## ***PUBLIC MEETING AGENDA***

### **Report**

2 - 9

1. 2018-040-04  
Proposed Amendment to Zoning By-Law 050-2014  
2360 Parkedale Avenue, City of Brockville  
Owner: Canadian Tire Properties

*THAT Report 2018-040-04 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.*

28March2018

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 03 April 2018**

2018-040-04

**PROPOSED AMENDMENT TO ZONING BY-LAW 050-2014**

**2360 PARKEDALE AVENUE**

**CITY OF BROCKVILLE**

**OWNER: CANADIAN TIRE PROPERTIES**

**APPLICANT: JEAN PAUL MONMART**

**FILE: D14-029(050-2014)**

**D. DICK**

**DIRECTOR OF PLANNING (Acting)**

**ANDREW MCGINNIS**

**PLANNER II**

**RECOMMENDATION:**

THAT Report 2018-040-04 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.

**PURPOSE**

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

**BACKGROUND**

Jean Paul Monmart, acting as Agent for Canadian Tire Properties, Owner of lands described as Part of Lots 11 and 12, Concession 2, County of Leeds, City of Brockville, known municipally as 2360 Parkedale Avenue, has submitted an application for Amendment to Zoning By-law 050-2014.

The proposed Amendment to City of Brockville Zoning By-law 050-2014 would, if approved, rezone lands with municipal address 2360 Parkedale Avenue (location of Canadian Tire Store) to permit a Refreshment Vehicle as a permitted use for a three (3) year period. The proposed Refreshment Vehicle is 20 feet in length by 8 feet in width with signage "The Shady Coyote" on the side of the trailer. A photo of the existing "Refreshment Vehicle" is attached as **Schedule "A"** to this report.

A "Refreshment Vehicle" has been permitted at 2360 Parkedale Avenue since 1996 as a temporary use, the most recent of which will expire on 28 April 2018. The applicant is requesting that a Refreshment Vehicle, proposed to be located along the Millwood Avenue frontage of the subject property (indicated on **Schedule "B"/Schedule "B-1"** attached to this report), be added as a permitted use and that a Temporary-C3 General

2018-040-04  
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Page 2

Arterial, Special Exception Zone be amended for an additional three (3) years. The proposed area is to be occupied by the Refreshment Vehicle and accessory tables utilizing six (6) parking spaces.

## ANALYSIS

### Zoning and Official Plan Information:

Official Plan Designation: Mixed Use and Commercial Area with Mixed Use Node provisions.

Existing Zoning: T-C3-3 – General Commercial Arterial, Special Exception Zone (expires 28 April 2018).

Proposed Zoning: T-C3-3 – General Commercial Arterial, Special Exception Zone (to permit a “Refreshment Vehicle” for an additional three (3) years, expiring spring 2021).

### Site Characteristics:

Total Area:	25,030 m <sup>2</sup> / 2.5 hectares (6.2 acres)
Frontage: Parkedale Avenue:	94.737 metres
Frontage - Millwood Avenue:	173.049 metres
Frontage - Magedoma Boulevard:	113.872 metres
Average Width:	135 metres
Average Depth:	183 metres
Total Parking Spaces on Site:	303 spaces
Number of parking spaces to be utilized for the Refreshment Vehicle:	6 spaces

The subject land is currently occupied by a Canadian Tire Store, associated parking and landscaping, all of which was developed under two (2) Site Plan Control Agreements.

Based on the size of the retail space for the Canadian Tire Store and associated uses, the required parking for the site is 290 spaces. As stated above, there are 303 spaces on-site; therefore, utilization of six (6) spaces for the proposed refreshment vehicle and accessory eating area will reduce the number of parking spaces to 297 spaces. With this reduction, the on-site parking still exceeds the minimum requirement.

2018-040-04  
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---

Page 3

### Surrounding Land Use:

The property lying immediately north of the subject property and across Magedoma Boulevard is designated Neighbourhood Area, zoned R5 - Multiple Residential and is occupied by a twelve (12) unit condominium building.

The property lying immediately west of the subject property and across Millwood Avenue on the north 1/3 of the lands is designated Neighbourhood Area, zoned R6 - Multiple Residential Zone and is occupied by a residential condominium building (1100 Millwood Avenue). The south 2/3 of the lands are designated Mixed Use and Commercial Area within the Mixed Use Node, zoned C2 - General Commercial Zone, and occupied by "Second Time Around" thrift store. Both the residential and commercial buildings are subject to terms and conditions of separate Site Plan Control Agreements.

The property lying immediately south of the subject property and across Parkedale Avenue is designated, zoned and utilized as follows:

#### Westerly 1/4:

Designated:	Mixed Use and Commercial Area within the Mixed Use Node
Zoned:	MC-1 – Mixed Use Corridor Special Exception Zone
Occupant:	1000 Islands Mall

#### Mid 1/4:

Designated:	Mixed Use and Commercial Area within the Mixed Use Node
Zoned:	C2 - General Commercial Zone
Occupant:	Tim Horton's

#### Easterly 1/2:

Designated:	Employment Area
Zoned:	E1 – Business Park Zone
Occupant:	Trillium Health Care Products Inc.

The property lying immediately east, adjacent to the south eastern portion of the Canadian Tire property, is designated Mixed Use and Commercial Area, zoned C2- General Commercial Zone and is occupied by a renovated building that is occupied by Goliger's TravelPlus.

2018-040-04  
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Page 4

The property lying north-east of the subject property is designated Institutional Area, zoned I2 - St. Lawrence College/Special Education Zone and is occupied by St. Lawrence College and the Memorial Centre.

Comments Received:

1. Building Service Division: No concern.
2. Operations Department: No concern.
3. Environmental Services: Not opposed to the application.
4. Ministry of Transportation: No concern.
5. Health Unit: No concern.

Potential Issues for Discussion:

1. Appropriateness of permitting a refreshment vehicle as a permitted use at this location for an additional three (3) years.
2. Permitted use versus a temporary use.
3. Impact on neighbourhood (ie visual).
4. Maintenance (Refreshment Vehicle and Site).
5. Waste storage and removal.

## **POLICY IMPLICATIONS**

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

## **FINANCIAL CONSIDERATIONS:**

A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. All costs associated with the requested Zoning By-law Amendment are the responsibility of the Owners.

## **CONCLUSION**

A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a

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Page 5

recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



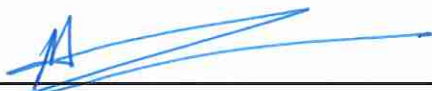
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David Dick, CPA, CA  
Director of Corporate Services &  
Director of Planning (Acting)



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



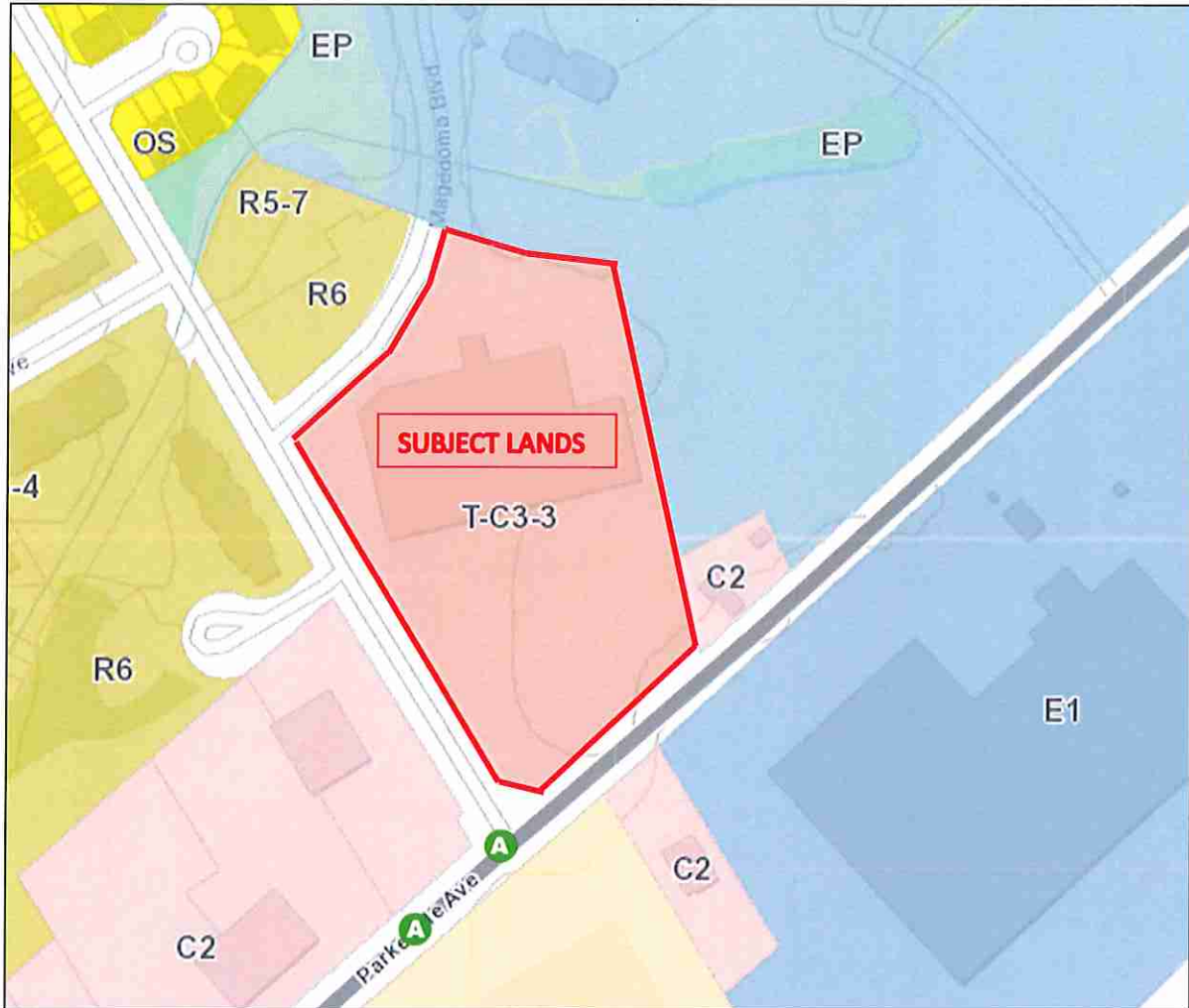
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Bob Casselman  
City Manager

## SCHEDULE "A" TO REPORT 2018-040-04



## SCHEDULE "B" TO REPORT 2018-040-04





## SCHEDULE "B-1" TO REPORT 2018-040-04

