



Economic Development & Planning Committee

Tuesday, April 3, 2012, 5:30 p.m.

City Hall - Council Chambers

Committee Members

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

Areas of Responsibility

Economic Development
Planning
Heritage Brockville
Museum Board
Library Board
Arts Centre

DBIA
Chamber of Commerce
Tourism

Page

DISCLOSURE OF INTEREST

DELEGATION(S) AND PRESENTATION(S)

1. Kim Barr (Brockville and District Tourism)
Ms. Barr, Tourism Manager, will present to the Committee an overview of 2012 Tourism initiatives.

STAFF REPORTS

- | | |
|---------|---|
| 3-6 | 1. 2012-070-04
Expressions of Interest/Qualification for the Water Street Realignment and Development Project |
| 7-141 | 2. 2012-045-03
Community Partner Review of Draft Sustainability Plan |
| 142-154 | 3. 2012-061-04
Proposed Amendment to Zoning By-law 194-94, 42 Bartholomew Street, City of Brockville
Owners: Gerald & Marion Morand |
| 155-160 | 4. 2012-063-03
Encroachment Agreement
42 Bartholomew Street |
| 161-177 | 5. 2012-062-04
Proposed Amendment to Zoning By-law 194-94, 2360 Parkedale Avenue, City of Brockville
Owner: Charter Acquisition Corp. |
| 178-183 | 6. 2012-068-04
Extension for Registration of Final Plan of Subdivision, Part of Lot 11, Conc. 2 |

STAFF REPORTS

City of Brockville, County of Leeds,
Flanders Road, Phase II
Owner: John Cassel/Cass Development

- 184-186 7. 2012-071-04
 Removal of the "H2" Holding Symbol
 30 Delhi Street, City of Brockville
 Owner: T. Alguire
- 187-189 8. 2012-065-04
 Brockville General Hospital Ormond Street Drop off Lane
- 190-191 9. 2012-072-04
 Renewal Of Victoria Building Lease Agreement With
 Thousand Islands Community Development Corporation (TICDC)

CONSENT AGENDA**ADJOURNMENT**

March 27, 2012

**REPORT TO ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE –
April 3, 2012**

2012-070-04

**EXPRESSIONS OF INTEREST/QUALIFICATION FOR THE WATER STREET
REALIGNMENT AND DEVELOPMENT PROJECT**

**DAVID C. PAUL
DIRECTOR OF ECONOMIC DEVELOPMENT AND TOURISM**

RECOMMENDATION

THAT the Economic Development and Planning Committee recommend to Council that the City of Brockville issue a request for expressions of interest/qualification for a public-private partnership on the realignment of Water Street for the purposes of establishing a concept development as identified in the Downtown and Waterfront Master Plan and Urban Design Strategy (DWMPUDS); and further,

THAT the recommendations associated with the RFI process be presented by staff by May 2012.

PURPOSE

To initiate a process to identify both the interest of the developers and their related qualifications to establish compatible development proposals that are closely aligned to the intent of the recommendations for the redesign of the Water St.-Market St. West block.

BACKGROUND

Several earlier planning documents for the City's waterfront have identified some unique and workable concepts associated with the realignment of Water St. through the Water St. parking lot, providing a greater footprint for retail, commercial and parking development on the subject properties.

- A recently completed DWMPUDS and draft Official Plan review documents further refined earlier recommendations with concept plans that represent the intent of previous documents dating back to 1984.
- There has been development interests from at least four parties over the past two years expressing interest and partnerships associated with the development of these properties.
- Timing appears appropriate to initiate this process and confirm the development opportunities and resources to advance these concepts and as such, accelerate both revitalization of the downtown core and waterfront areas and improve linkages and capacities for the waterfront areas.

- The future parking capacities issues could be satisfied with potential 3P partnerships and minimize the financial exposure associated with a freestanding parking area or garage by the City on its own properties.
- The RFI process is one that provides some transparency towards identifying the highest and best use of the property with potential financial savings.
- A recent outbound investment mission identified two additional sources of investment for this form of real estate development

ANALYSIS

- Potential traffic and parking congestion issues need to be addressed based on the current and future build out of several key downtown/waterfront properties identified in both the Anchor Attraction Report and the recent MMM Group Official Plan.
- The expressed interest of at least four development companies confirms the level of interest to partner with the City in the execution of some of these planning proposals.
- The RFI process will identify the level of cooperative spirit in meeting both our planning and financial targets associated with a key sector of our community's growth.
- The key issue or challenge will be identifying the appropriate timing to formally execute the next process (RFP) based on the ability to assemble additional adjacent properties to adequately complete the requirements for available mix-use development and parking.
- A formal parking study would also shepherd the process and provide more conclusive data on future parking demand.
- The request for interest/qualification process will further assist the City in proceeding with the next stage associated with this development. Specifically, to draft appropriate terms of reference that reflect the inputs of a potential 3P partnership that have been garnered through the RFI process, and again, further qualifying the specific mixed commercial uses and associated architectural detail that will be required to properly evaluate the most appropriate proposal for the City of Brockville

FINANCIAL CONSIDERATION

There is no cost associated with the RFI process other than some ad placements that can be accommodated in existing budgets. The proposals will identify the financial requirements and/or additional cost that the developer may request from the City and/or partner thereof, i.e. Environmental audit for Phase II.

CONCLUSION

Initiating an RFI process will demonstrate the City's intent to maintain momentum towards the execution of its growth strategies and provide proper planning for future needs for transportation, traffic and parking capacities. Based on the findings of the RFI process, the City may wish to consider the more formal Request For Proposal (RFP) process following dialogue on community priorities and financial capacity to ensure execution on this stage of waterfront development.

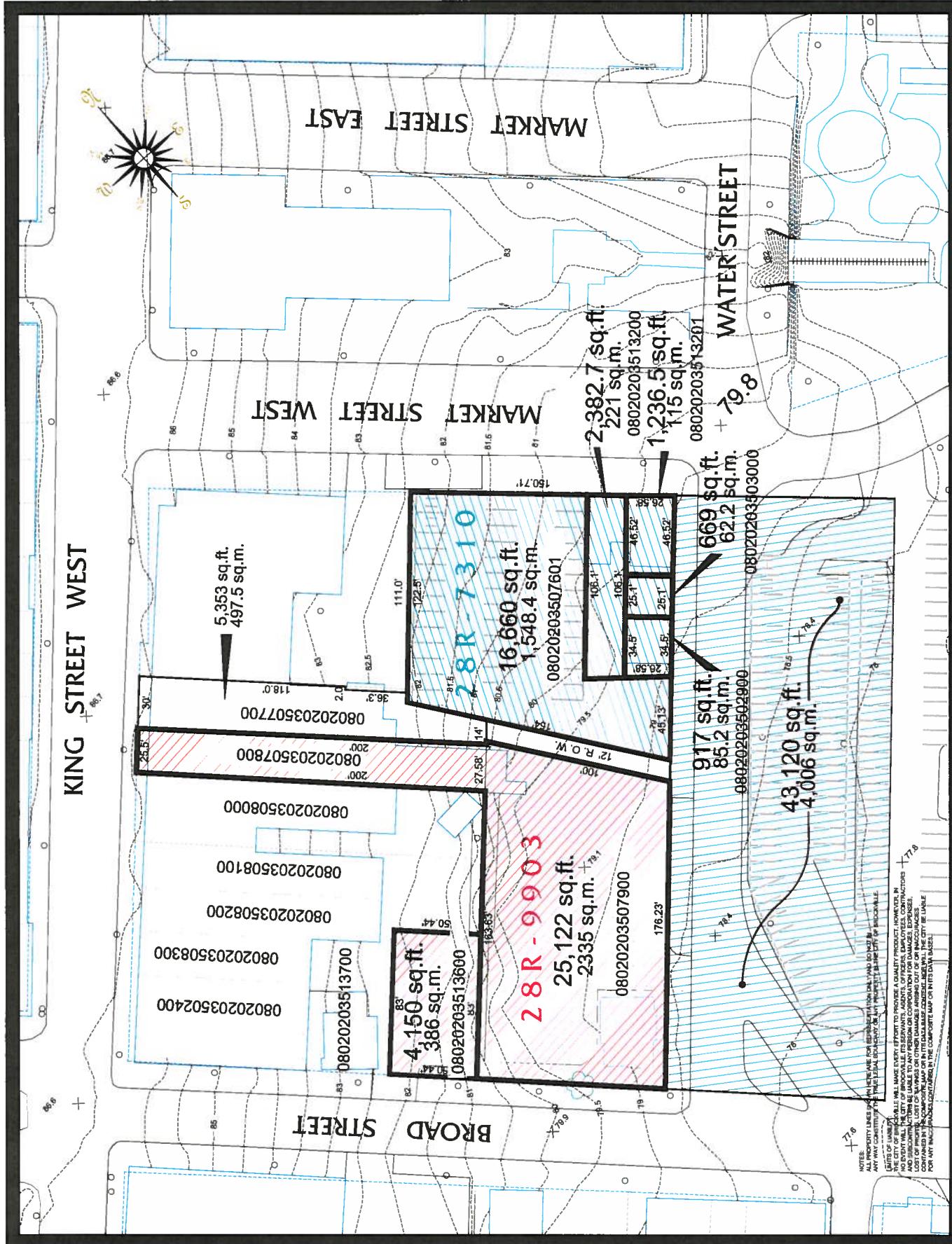

D. Paul
Director of Economic Development


M. Pascoe-Merkley
Director of Planning


D. Cyr
Director of Finance


B. Casselman
City Manager

SK2012-44b



SCALE N.T.S. DATE : 2011 03 26
DRAWN BY : D.G.D. , ENVIRONMENTAL SERVICES

27 March 2012

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 03 APRIL 2012

2012-045-03

**COMMUNITY PARTNER REVIEW
OF DRAFT SUSTAINABILITY PLAN**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

RECOMMENDATIONS:

1. THAT input from community partners, attached to Report 2012-045-03, on the City of Brockville Draft Sustainability Plan, November 2011, be received and forwarded to MMM Group Limited for incorporation into the Plan; and
2. THAT direction be provided on any further public input desired.

PURPOSE:

To receive the submissions filed in response to the circulation of the Draft Sustainability Plan to community partners and interested parties, and to establish a path forward.

ORIGIN AND BACKGROUND:

At its meeting of January 16, 2012, the Economic Development Planning Committee held discussions on action to be taken with respect to the City of Brockville Draft Sustainability Plan, prepared by MMM Group and filed with the City in November 2011. The relevant excerpts from the minutes that reflect that discussion are as follows:

*"Integrated Community Sustainability Plan (ICSP)
Discussion of Recommended Programs (Chapter 5)*

Ms. Pascoe Merkley stated that this discussion was brought to this meeting to confirm the need for a public meeting.

Councillor Baker stated that a public meeting would produce a skewed view. Ms. Pascoe Merkley stated that the public has had previous input. Councillor Baker suggested a circulated letter to a broad spectrum of organizations to receive feedback. Mayor Henderson will email members of Council for their comments to be forwarded to Ms. Pascoe Merkley no later than February 1, 2012."

On direction from the EDP Committee, the Draft Sustainability Plan was circulated to City Councillors and to the following organizations for comment:

- Transition Brockville
- Brockville and Area Chamber of Commerce
- DBIA
- YM-YWCA
- Lanark, Leeds and Grenville District Health Unit

**COMMUNITY PARTNER REVIEW
OF DRAFT SUSTAINABILITY PLAN**

-
- Cataraqui Region Conservation Authority
 - Upper Canada District School Board
 - Catholic District School Board of Eastern Ontario
 - Conseil des Ecoles Catholique du Centre-Est de l'Ontario
 - Conseil des Ecoles Publique de Centre-Est de l'Ontario
 - United Way of Leeds and Grenville
 - Frontenac Arch Biosphere

ANALYSIS:

Input on the Draft Sustainability Plan has been received from several organizations. All comments received have been attached to this report as **Schedule "A"**.

The impressions of the Plan are very favourable. Specific comments offer suggestions on mainly minor revisions and additions which will enhance the document.

The input should be received, and forwarded to our consultants, MMM Group Limited so that a final Sustainability Plan can be prepared.

While there has been prior discussion at the EDP Committee level respecting the desire to obtain input on the draft Plan, staff is now seeking direction on the path forward, specifically whether a Public Meeting should be held. Chris Tyrrell, Manager of Planning and Environmental Design Partner with MMM Group Limited, has previously offered and remains available to conduct a public meeting if so desired, prior to the final Sustainability Plan being filed with Council for adoption.

POLICY IMPLICATIONS:

When adopted, the Sustainability Plan will augment the City's Community Strategic Plan and Official Plan with respect to its stated goals and objectives relating to sustainability, in partnership with community groups and private sector interests.

FINANCIAL CONSIDERATIONS:

The Sustainability Plan is being produced by MMM Group Limited at no cost to the City of Brockville. The City would be responsible for costs associated with advertising the public meeting, if it is determined that a public meeting be held.

Otherwise, there are no new financial considerations at this time. In the future, funding may be required for Council to commit to the implementation of strategic programs which are not currently funded. Such matters would be brought forward during annual Budget deliberations.

CONCLUSION:

Community groups should be applauded for contributing input to the Draft Sustainability Plan, which should be received and referred to our consultants for inclusion into the final Sustainability Plan. Direction is sought on any further public consultation desired.



M. Maureen Pascoe Merkley
Director of Planning



B. Casselman
City Manager

Maureen Pascoe Merkley

From: Pierre Tétrault <Pierre.Tetrault@cepeo.on.ca>
Sent: March 5, 2012 9:09 AM
To: Maureen Pascoe Merkley
Subject: [This May Be Spam] Re: City of Brockville Draft Sustainability Plan

Importance: Low

Good morning Maureen,

The Conseil des écoles publiques de l'Est de l'Ontario has no comments or objections about the contents of draft Sustainability Plan.

Thank you !

Pierre Tétrault
Coordonnateur de la planification et des achats
2445, boul. Saint-Laurent
Ottawa, ON K1G 6C3

(613) 742-8960 #2100
Fax : (613) 747-3821

Un passeport sans limites pour un monde meilleur!

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Avez-vous vraiment besoin d'imprimer ce courriel?

Maureen Pascoe Merkley <MPascoeMerkley@brockville.com> le 2 mars 2012 à 16:14 -0500 a écrit:
The City of Brockville invites your input as we move forward in our process to create a Sustainability Plan. The attached draft Sustainability Plan was received by Brockville City Council in November 2011 and is currently under review.

The purpose of a Sustainability Plan is to provide a proactive, action-oriented and integrated approach to the implementation of goals and objectives relating to sustainability. Fundamental to our approach is the recognition that success lies in partnerships between the City, agencies, the private sector and other stakeholders. We'd like the Sustainability Plan to be reflective of these relationships.

Maureen Pascoe Merkley

From: Judi Baril <judi.baril@uwlg.org>
Sent: March 20, 2012 6:19 PM
To: Maureen Pascoe Merkley
Subject: RE: City of Brockville Draft Sustainability Plan

Maureen, just wondered if there is a place to mention the Leeds & Grenville Immigration Partnership program that is offered through the United Way Leeds & Grenville. Seems like a good fit.

Also United Way Leeds & Grenville is also working on community priorities in three areas, which compliments the community/neighbourhood piece. We would be pleased to partner with the city to move that agenda forward.

Great report, easy reading, which was helpful

Many thanks for the opportunity to review and add comments

Judi Baril
Executive Director
judi.baril@uwlg.org

United Way Leeds & Grenville
Change starts here.

From: Maureen Pascoe Merkley [mailto:MPascoemerkley@brockville.com]

Sent: March-19-12 12:53 PM

To: Anne MacDonald; Sueling Ching; 'paula.stewart@healthunit.org'; 'knechtel@cataraquieregion.on.ca'; 'phil.dawes@ucdsb.on.ca'; 'bernie.kehoe@cdsbeo.on.ca'; 'boisk@ecolecatholique.ca'; 'judi.baril@uwlg.org'; Don & Marlene Ross; 'DSeaton@SL.On.Ca'; PAGnew@SL.On.Ca; Brenda Clarke

Cc: Lesley White; Chris Tyrrell; Gregory Bender

Subject: City of Brockville Draft Sustainability Plan

Good afternoon,

This is a reminder that the City of Brockville would be pleased to receive your organization's input respecting the draft Sustainability Plan which was previously circulated to you. Kindly provide comments by March 23, 2012.

Best Regards,

M. Maureen Pascoe Merkley, MCIP, RPP
Director of Planning
City of Brockville
1 King Street West, P.O. Box 5000
Brockville, ON K6V 7A5
Tel. (613) 342-8772 ext. 444
Fax (613) 498-2793
Email: mpmerkley@brockville.com

From: Maureen Pascoe Merkley

Sent: March 2, 2012 4:14 PM

To: Anne MacDonald (anne@brockvillechamber.com); 'Brenda Clarke'; Sueling Ching (sching@brockvilley.com); 'paula.stewart@healthunit.org'; 'knechtel@cataraquieregion.on.ca'; 'phil.dawes@ucdsb.on.ca'; 'bernie.kehoe@cdsbeo.on.ca'; 'boisk@ecolecatholique.ca'; 'pierre.tetraault@cepeo.on.ca'; 'judi.baril@uwlg.org'; Don &

Maureen Pascoe Merkley

From: Maureen Pascoe Merkley
Sent: March 23, 2012 11:38 AM
To: 'Dawes, Phil'
Cc: 'Chris Tyrrell'; 'Gregory Bender'
Subject: RE: City of Brockville Draft Sustainability Plan

Hi Phil,

Thank you for reviewing our draft Plan. As we discussed late yesterday afternoon, your associate at the UCDSB has noted that there is reference on Pages 22, 26 and 27 to the Upper Canada District School Board's "Power Trip" Program which is seemingly a program of the UCDSB. We will investigate and remove, if so.

Best regards,

M. Maureen Pascoe Merkley, MCIP, RPP

***Director of Planning
City of Brockville
1 King Street West, P.O. Box 5000
Brockville, ON K6V 7A5
Tel. (613) 342-8772 ext. 444
Fax (613) 498-2793
Email: mpmerkley@brockville.com***

From: Dawes, Phil [mailto:phil.dawes@ucdsb.on.ca]
Sent: March 22, 2012 4:02 PM
To: Maureen Pascoe Merkley
Cc: Peters, Cindy
Subject: RE: City of Brockville Draft Sustainability Plan

Hi Maureen,

I have reviewed the document to confirm that no comments are required from the UCDSB at this time.
Best of luck with Brockville's continued progress with the Sustainability Plan.

Phil

Phil Dawes, MCIP, RPP
Planning and Research Officer
Upper Canada District School Board
225 Central Avenue West
Brockville, Ontario

613-342-0371, ext 1327
phil.dawes@ucdsb.on.ca

From: Maureen Pascoe Merkley [mailto:MPascoeMerkley@brockville.com]
Sent: March 19, 2012 12:53 PM

Maureen Pascoe Merkley

From: Brenda Clarke <bclarke@downtownbrockville.com>
Sent: March 23, 2012 9:52 AM
To: Maureen Pascoe Merkley
Subject: City of Brockville Draft Sustainability Plan

Good Morning Maureen,
I sent the report to our board for their review and comment.

The board does not have any specific comments about any particular item in the plan; but feel that the initiatives that have been captured do reflect all stakeholders' goals and objectives. The DBIA agrees that a proactive and action oriented approach to implement these goals and objectives is key to success and we welcome the opportunity to partner with all involved to ensure that they are achieved. We trust that whichever decision the City takes regarding the Sustainability plan will be in the best interest of all involved.

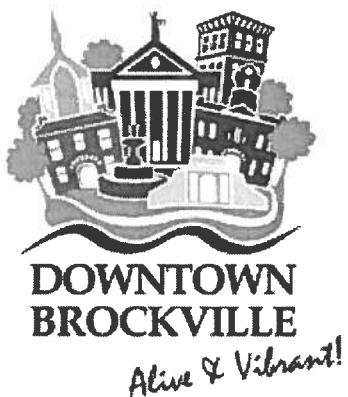
The only item that is not currently part of the DBIA initiatives is the "Adopt a Tree Program"; this program ended in 2009 and will not be implemented again.

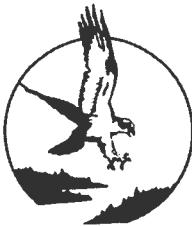
We look forward to working with you in the future.

Warm Regards

Brenda

Brenda Clarke
Executive Director
Downtown Business Improvement Area
3 Market St. W. Suite 2
Brockville, ON K6V 7L2
613-345-3269
www.downtownbrockville.com





CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0

Phone: (613) 546-4228 Toll-free (613 area code): 1-877-956-CRCA

Fax: (613) 547-6474 E-mail: crca@cataraquiregion.on.ca

Websites: www.cleanwatercataraqui.ca & www.cataraquiregion.on.ca

March 23, 2012

File: REP/BR/50/2012

Sent by Email

M. Maureen Pascoe Merkley, MCIP, RPP

Director of Planning

City of Brockville

1 King Street West, P.O. Box 5000

Brockville, ON K6V 7A5

Dear Ms. Pascoe Merkley:

**Re: City of Brockville Sustainability Plan
Draft November 2011**

Thank you for the opportunity to provide comments regarding the City of Brockville Sustainability Plan. Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the document and provide the following comments that we hope will be helpful as you work towards completing the plan.

Comments are organized by sections.

Section 1.1

1. Page 3, first column, first paragraph, third bullet refers to significant natural heritage features. CRCA staff note that there are very few “significant” features as defined in the Provincial Policy Statement (2005) in the City of Brockville. As such it is recommended that the third bullet point be revised as follows:
 - Increasing loss of significant biodiversity and connectivity of natural heritage features.

Section 4

2. Page 19, Table 4-1, it is recommended that the wording of N16 be revised as follows to be consistent with that in the City’s Official Plan:
 - Ensure the protection, enhancement, and of connectivity of natural heritage features
3. Page 22, Table 4-2, Natural Environment, please replace Cataraqui Region Conservation Authority Source Protection Plan Development with Cataraqui Source Protection Committee Source Protection Plan Development under Community Initiatives.

4. Page 24, Table 4-2, Services and Amenities, please add Education Programs at Mac Johnson Wildlife Area under Community Initiatives.
5. Page 24, Table 4-2, Services and Amenities, please add Cataraqui Source Protection Committee Source Protection Plan Development under Community Initiatives.
6. Pages 25-27, Table 4-3, Natural Environment/CSP/N2 and Natural Environment/OP/N16, and please add Cataraqui Region Conservation Authority under Community Initiatives.
7. Pages 25-27, Table 4-3, Natural Environment/CSP/N2 and N4, and Natural Environment/OP/N13 and N17, please add Cataraqui Source Protection Committee Source Protection Plan Development under Community Initiatives.
8. Page 27, Table 4-3, Natural Environment, N17, please add Education Programs at Mac Johnson Wildlife Area under Community Initiatives.
9. Page 28, Table 4-3, Natural Environment, Natural Environment Analysis, second paragraph, second sentence, please revise as follows:
 - Currently, training and awareness opportunities exist in the City through St. Lawrence College, and the City of Brockville's "Being Green" website and education programs at the Mac Johnson Wildlife Area, however, there are opportunities for collaboration and synergies between the City, local institutions and the community.
10. Page 31, Table 4-3, Economy, E13, please remove Cataraqui Region Conservation Authority from Community Initiatives as the CRCA is not involved with the review of cultural heritage resources.
11. Page 36, Table 4-3, Services and Amenities, SA11, please add Cataraqui Source Protection Committee Source Protection Plan Development under Community Initiatives.

Section 5

12. Page 54, Adaptive Management, second paragraph, first sentence, Table 5-1 is incorrectly listed as Table 6-1.
13. Page 55, Timing, first paragraph, third sentence, Table 5-1 is incorrectly listed as Table 6-1.
14. Page 56, Table 5-1, "Prepare a Natural Heritage and Open Space System Strategy" is included twice under Medium Term (6-10 Years).
15. Page 56, Table 5-1, Environment, please include the implementation of the Source Protection Plan, as well as education and awareness programs.
16. Page 59, Table 5-1, Community & People, Indicator "Total number new partnerships established that address environmental concern" does not appear to be in the right section.

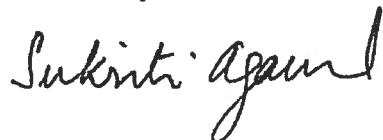
17. Page 60, Table 5-2, Please add Friends of Mac Johnson Wildlife Area under Services and Amenities.

General Comments

18. The Strategic Programs in Section 5 do not appear to address the education and awareness program gap identified on page 28.
19. Page 42 indicates that the Sustainability Plan Implementation will be delegated to the Manager of Strategic Initiatives. Will this be done automatically or does it need to be endorsed? This will impact the education and awareness program gap analysis.
20. The plan can make a better link between Strategic Programs (5.1) and long term action timeframes and indicators (5.4). Do the long term actions fall under the Strategic Programs?
21. What is the difference between “developing” a Natural Heritage and Open Space System Strategy and “preparing” it (Page 56, Table 5-1)?
22. Please replace “Friends of Mac Johnson Wildlife Centre” with “Friends of Mac Johnson Wildlife Area” throughout the document.
23. We recognize that the City intends to extend the Brock Trail to the Mac Johnson Wildlife Area. The CRCA is supportive of this initiative and will be pleased to assist with planning the route to complement amenities.

Thank you for considering the above comments. If you have any questions please contact the undersigned at 613-546-4228 extension 258, or by e-mail at sagarwal@cataraquieregion.on.ca.

Yours truly,



Sukriti Agarwal, AICP
Environmental Planner

Comments on the City of Brockville Sustainability Plan

Submitted by Paula Stewart
Medical Officer of health
Leeds, Grenville and Lanark District Health Unit
March 23, 2012

Thank you for the opportunity to review the City of Brockville Sustainability Plan. The Leeds, Grenville and Lanark District Health Unit is committed to working with the city to make "Brockville a better place to live, work and play and to enjoy an exceptional quality of life".

General Comments

Strengths of the Brockville Sustainability Plan

1. It's a good place to start!
2. There are a worthy goals and objectives throughout the plan.
3. The strategy that specifically delegates/creates a Municipal staff position, the Manager of Strategic Initiatives, to oversee ongoing developments as they relate to sustainability planning and program development will help bring the plan to action.
4. It recognizes sustainability planning as an opportunity to allow for:
 - a) Cost savings;
 - b) Tools that can guide Municipal decision making;
 - c) A stronger understanding of community needs;
 - d) Enhancement of a vibrant and strong community;
 - e) Responding to change;
 - f) Assist with effective policy development;
 - g) Creating a foundation for partnerships.

Opportunities for Improvement

1. It would be helpful to show how the indicators integrate the impact of interventions simultaneously on at least two pillars (E.g. add to Air Quality: *The number of hospital visits and admissions related to asthma* - integrates an environmental issue with a social/health issue)

2. The Sustainability Plan has used previous community consultations from the development of other plans which went into this one. It would be beneficial to engage the community more fully at this point as the community needs to buy into the plan and make it happen as much as the city itself.
3. The situational assessment of Community (and perhaps Private) Initiatives is not comprehensive and would benefit from further, ongoing research, data collection and community consultation/engagement. We have added to the list from our perspective.
 - N2 LGLDHU: Extreme weather events – managing through heat events or/extreme cold; assess outdoor air quality and impact on vulnerable populations; assist in the management of Emergencies with public health impacts – ice storm; flooding etc.
 - N 4 LGLDHU: Safe Water Program and Sewage/Land Control Services
 - N 10 LGLDHU: Beach Water Testing June-September
 - SA 11 LGLDHU Safe Water Program and Sewage/Land Control Services
 - N1,N 14 Food Matters Coalition:
<http://www.healthunit.org/nutrition/foodmatters/>
 - N14 LGLDHU: Community Gardens Inventory and Educational Activities
 - SA 12 Frontenac Arch Biosphere Reserve: Trails Council & Explore the Arch
 - SA 14 Lanark, Leeds and Grenville Healthy Communities Partnership
 - CP 8 LGLDHU: Assist with the assessment of developments for potential impacts on environmental health with recommendations for ways to mitigate these impacts
 - CP 1 United Way: Leeds and Grenville Immigration Partnership
5. The Manager of Strategic Initiatives could work with the community to determine an appropriate **Governance Model** to educate, motivate and support partner organizations and citizens in implementing and achieving their shared sustainability goals for the community. Ultimately community buy-in and ownership is crucial. This is a long-term vision for 20+ years and most likely a number of Council members and staff will come and go during this time.
6. Other community plans have made use of overarching **Themes and Broader Goals** to establish areas for action and this helps to make the plan flow a little better. It can also help to establish stronger Implementation plans and Indicators.

Themes/Goals Related Recommendations:

1. Active Transportation; Walkability; Connectivity:

- Incorporation of a **Safe and Active Routes to school, work and play** initiative could be part of the overall Transportation Master Plan.
- Development of such an initiative might include the use of a citizen accessibility/walkability audit of the community to identify strengths, weaknesses and challenges related to safe, walkable routes throughout the city.
- The School Board(s) transportation planners could be valuable partners in this process as well.
- Such initiatives are also beneficial & complementary **Economic Development** strategies in terms of **Retention and Attraction of Young Families** and contribute to a Sense of Community, Social Cohesion and Well-being. This is an **Age Friendly** initiative and could lead to some innovative multi-generational partnerships. The benefits to the **Environment** in terms of reducing greenhouse emissions make it a strong strategy that addresses three pillars of sustainability (social, economic & environmental).

2. Social Equity: Although the plan mentions a number of concepts related to social equity such as: affordable housing, meeting basic needs in an affordable and equitable manner; citizens have access to health care, education, recreation and cultural facilities and services, The final recommendations, implementation plans and indicators do not sufficiently address these determinants of sustainable community health. Other community sustainability planning activities have included such things as:

- Forming a **Community/Regional Roundtable on Poverty** with local stakeholder groups and citizens to advocate and begin to address some of the root causes of poverty.
- Developing a **Living Wage Report and Policy** for Brockville to better understand what it actually costs to provide the basic necessities of what would be considered a “decent, minimal life” for a family of four. Working full-time at minimum wage for a full year does not provide enough income to raise a family (still \$1000 below poverty line). PolicyAlternatives.ca
- Working with community partners to help increase awareness and decrease the stigma related to poverty.

3. Local Food Strategy:

- Initiatives related to Local Food should incorporate **Food Security** elements to ensure that healthy food is available in every neighbourhood throughout the community.

4. Retain and Attract Youth and Early Childhood Education:

- Work with community stakeholders to acquire the "**Youth Friendly Community Recognition Program**" Designation <http://playworkspartnership.ca/youth-friendly-communities>
- In addition to "the development of the promotional materials positioning a family friendly focus" (p.59) this would be an opportune time to review/promote **Early Childhood Educational** opportunities in the City and determine if they will be adequate to meet future needs; consult with such partners as the Ontario Early Years Centre and Every Kid in Our Communities. In a June 2009 report prepared for the Premier and the People of Ontario, Dr. Charles Pascal pointed out that:
"Establishing a strong foundation in the early years, and building on it, is the single most powerful key to Ontario's social and economic future."

Both of these initiatives are strongly linked with **Economic Development** as they can be utilized to showcase Brockville's admirable services and amenities that contribute to a family's quality of life.

5. Age Friendly Communities; Preparing for "The Grey Tsunami": While developing a strategy related to youth and young families is important, ensuring the existing, aging population in the Brockville Community can thrive is critical as well. The **Ontario Professional Planners Institute** suggests a number of valuable planning considerations related to this imperative that would complement and are interrelated to many of the goals and objectives already identified in the plan. [Planning for Age Friendly Communities; A Call to Action](#)

Successful management of this issue could lead to additional **Economic Development** spin-offs and also considers factors related to the **environment and social equity**.

"The Canadian population as a whole is aging and doing so more quickly than at any time in the past. People are living longer yet our population is experiencing high levels of chronic diseases such as diabetes and obesity. Household composition is changing-soon households with families will comprise a small minority of our communities. Ontario's communities will face different demographic challenges. As Ontario becomes increasingly ethno-culturally diverse, so will its aging population. Housing options remain limited and many seniors are opting for aging in place in single family housing. Mobility becomes more limited and movement patterns change as we age. The workforce is aging."

(OPPI: Ontario Professional Planners Institute: Healthy Communities and Planning For Age Friendly Communities; A Call to Action June 2009)



TRANSITION BROCKVILLE

Review of
City of Brockville
Draft Sustainability Plan, November 2011

Respectfully submitted
February 10, 2012



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This document is intended to provide feedback to the City of Brockville and its citizens on the City's draft Sustainability Plan (SP) as issued in November 2011.

Transition Brockville (TB) expects that the draft SP will be reviewed from numerous viewpoints, as it should be. TB is a relatively young organization and our views, although shared with hundreds of emergent groups around the region and the globe, are not yet as well understood as those of more established groups. The first section of this document seeks to clarify our concerns and goals as context for our subsequent comments.

The second section presents our comments on the draft SP. General comments are contained in this document; detailed points are indicated as "sticky note" comments directly on the draft SP itself in the accompanying PDF file.

Finally, following a brief summary are a series of appendices. These document excerpts illustrate the approaches of our provincial government and other municipalities to sustainability, community resilience, climate change, and the depletion of non-renewable energy sources.

Our Perspective

When most councils, businesses or governments sit down to plan for the next 20 years, they start by assuming that in 20 years the settlement in question will have more jobs, more energy, more cars, more houses, more businesses, more economic growth and so on. Each of those assumptions is increasingly in question.

We are moving from a time in history when our degree of economic success and personal wellbeing has been directly linked to our level of oil consumption, to a time when our degree of oil dependency indicates our vulnerability. Three key trends are forcing our hands, making major and far-reaching change inevitable.

1. The Beginning of the End of Cheap Fossil Fuels

Nobody yet knows for sure when the world will pass the peak in oil production, although this historic moment may well have already occurred in 2005. Indeed some argue that the current economic situation was, in large part, caused by the oil price spike in July 2008. Our lifestyles depend on cheap oil for virtually everything in our homes, from our food to our toothbrushes, from our carpets to our shoes. The 21st century way of living is literally built out of oil.

The peak oil argument does not say that one day soon we will 'run out' of oil – we may never see that day. What it says is that we will soon see the end of cheap oil and much of what it has made possible. It will prove to be a historic shift. During the Oil Age, we have extracted and burnt 1200 billion barrels of crude oil, nearly half of all the ancient sunlight laid down in prehistory – and we've used half of *that* since 1960. That is an astonishing amount of any material, never mind one that has long-term impacts on the climate, on the

environment and on humanity. As the Chief Economist at the International Energy Agency now tells world government leaders, “we should leave oil before it leaves us.”

2. The Impact We Are Having on the Climate

Every day brings increasingly grim news about the speed and scale of climate change. Most of us have noticed weather patterns changing during our lifetimes. The average temperature in the Brockville area has increased 1.13°C between 1968 and 2010, and is predicted to rise by the same again between now and 2040 (Fenech/FABR) affecting all business sectors, from agriculture (eg. less maple syrup production) to tourism (eg. fewer skating days) as well as community health (eg. prolonged heat exposure, new disease vectors).

Of great concern globally is the scale of the melting of the ice in the Arctic, long seen by climate scientists as one of the crucial indicators of climate change. The pace of melting is far faster than anyone has expected. The last report by the Intergovernmental Panel on Climate Change, establishing an unprecedented scientific consensus that climate change is underway, suggested in 2007 that, in a worst-case scenario, Arctic ice might start to break up by 2010. If the actual trends we have seen since 2007 continue, it could all be gone by 2014. Despite this, governments are still equivocating. And they are working towards carbon dioxide concentration targets of 450 parts per million (ppm) by 2050, when the latest science tells us that we need to cut this to 350 ppm. Despite the current global recession, emissions from 2010 were the highest ever, and we have already passed 387 ppm.

Our time for postponing action and for procrastination has long passed. The scale of the cuts we need to make in our carbon emissions is profound, yet achievable, and could be the catalyst for an extraordinary revolution for industry and commerce.

3. The End of the Economic Growth Bubble

Money is brought into existence by being lent to people, so money, really, equals debt. Highly leveraged debt is now leading many industrialized nations into crisis. Governments have borrowed heavily in order to carry out their objectives and more recently, to bail out the banking industry, the debt for which populations will be liable for many years to come.

The trouble with generating debt is that it is based on the assumption that the future will be wealthier than the present, in order to repay that principal plus interest. Underpinning that is the assumption that there will always be the cheap energy to enable the economic growth required. The current unravelling of international finance, and the realisation that much of that debt is ‘toxic’, i.e. un-repayable, will prove to have far deeper implications than is realised by many.

Also of importance is the fact that eastern Canada is dependent on imported fuel. Revenues from western oil sands may help to cushion the federal debt situation but without a national energy policy, it does nothing to mitigate the risk of fuel shortages in eastern Canada. Household debt levels, property bubbles in Vancouver and Toronto, an

aging population and the deindustrialization of Ontario all serve to compound our fiscal problems.

Given that corporate planning, municipal and otherwise, has to date been based on a paradigm of infinite growth and that in fact our exploitation of the natural world is reaching its physical limits and ecosystems appear to be in the early stages of collapse, communities are left in a predicament and with some very hard choices to make. Dashed expectations can lead to a very dysfunctional society, evidenced by depression, anger and, in some cases, rage. TB believes that we can, as a community, alleviate such personal stressors by redirecting our efforts into more socially useful, productive and sustainable activities.

Section 1.1 of the draft SP states: “A traditional and widely accepted definition of sustainability is “meeting the needs of people today without jeopardizing the flexibility of future generations to meet their needs” (World Commission on Environment and Development).” According to our research, the definition as given in the U.N.’s Brundtland Report is: “Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” Removing the restriction to *development*, the definition becomes: “Sustainability is meeting the needs of the present without compromising the ability of future generations to meet their own needs.” This positions the idea of “needs” as key in the definition.

Based on risk analysis, TB encourages prioritization of these basic needs: food security, potable water, adequate shelter, waste management, and productive employment. We encourage our households and the broader community to regain control of these basic provisions. This would add redundancies and resilience in a world where most of us have “outsourced” these responsibilities to out-of-reach, highly complex and increasingly vulnerable systems. This approach is very much in line with current thinking on resilience and relocalization.

As an old adage goes, “you don’t start digging a well when you’re thirsty.” Many of the steps TB advocates serve to mitigate the challenges ahead of us, if only in a small way, but they also help to prepare us, physically, emotionally and intellectually, as individuals and families – while we still have options – for what are increasingly likely outcomes. Someone selling their car and starting to bike commute today is reducing CO₂ emissions, reducing household debt, learning to navigate on roadways, and building fitness *before* the cost of gas hits the roof and car operation becomes untenable.

For the past five years, Transition Brockville (formerly the Brockville Climate Action Group) has co-ordinated a programme of awareness raising around these issues, as well as discussions on mitigation strategies for our households and the community in general. It has been an illuminating journey, and we have applied this insight in our review of the City’s draft SP.

Comments on the Draft SP

1. Context for public input

Consultants have done an excellent job of pulling sustainability related points from existing plans. It must be acknowledged, however, that public inputs to the Community Strategic Plan and the Official Plan were not framed with sustainability, let alone resilience, in mind, but rather as discrete sets of personal wish lists. Visioning for a future we want, or don't want, is not the same as visioning for a future that is likely to happen.

An essential part of plan development has been public education about the process itself, as evidenced by the explanatory notes pervasive in the various plans. We recommend that this education be expanded to include some plain talk and open discussion of the emerging scenarios under climate change, peak oil and debt deleveraging, as has been done in many other communities. These issues have been more or less indicated as "drivers" in Section 1.1, but the implications of these drivers have not been made clear.

The Discussion Paper on Integrated Community Sustainability received limited promotion and visibility. TB would hope that the draft SP receives broader public consultation based on an understanding of the globally changing operating environment, allowing for more realistic, risk-based planning. That understanding is key.

2. Strategic Programs

For reasons of clarity, the recommended strategies as presented in Section 5.1 should be mapped to the "drivers" they arise from: which drivers does each strategy address, and how? This would reinforce the need for these strategies.

3. Implementation Timing

The list of initiatives shown in Table 5-1 Implementation Timing seems rather disconnected from previous sections of the plan: which of the proposed strategies is being executed through each of the initiatives?

Do the column titles indicate approximate completion periods or start-up periods?

What resources are associated with each of the initiatives? How will the applications of these assuredly limited resources be prioritized?

4. Community Health

The draft SP does not sufficiently acknowledge the impact of health on productivity and community well-being, nor that physical and mental health, family strength and community cohesiveness are improved through many sustainability initiatives (eg. active transportation, food gardening and preparation).

5. Detailed Comment

Our comments at the detail level are shown in the accompanying PDF file.

Summary

TB's focus is community resilience. Viewed through that lens, we see many ideas in the draft Sustainability Plan that promote resilience, such as emphasis on using local food and on promoting biking, walking and other active transportation throughout the city.

We encourage the city and the plan consultants to ensure that the above-noted converging challenges to "life as usual and business as usual" form the context in which the next public discussion of the plan takes place.

TB envisions our citizens being realistic about the kind of economy a world of limited resources can support, and altering their home life, businesses, infrastructure and leisure activities to support a truly resilient city.

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APPENDIX 1

Adapting to Climate Change in Ontario: Towards the Design and Implementation of a Strategy and Action Plan

Government of Ontario, November 2009

http://www.ene.gov.on.ca/environment/en/resources/STD01_076568.html

[p 59] Building community capacity can be envisaged as increasing experience in the four successive nodes of the "vulnerability assessment and risk management process" used by OCCiar (Figure 11).

Communities at an *early stage* will have examined their vulnerability to weather events that have occurred in the past as well as opportunities and assembled a team of community partners to begin a systematic assessment of risks based on those vulnerabilities and opportunities. Their next step will involve risk-based assessments of important vulnerabilities using a variety of tools, data, and information made available from external sources such as government or OCCiar.

Communities at an *intermediate stage* will have completed a systematic review of climate risks, chosen priorities, developed responses to those priorities, and begun to integrate adaptive responses into planning, programs, and regular operations.

Communities at an *advanced stage* will have a comprehensive adaptation action plan with risks and opportunities fully integrated into decision making within the community by the municipal government itself as well as by community partners such as Public Health Units, and stakeholders such as tourist outfitters or farmers.

It is important that community partners and stakeholders are engaged in a regular dialogue so that a broad, integrated view of potential climate impacts and risks is developed. Adaptation actions for one impact can be maladaptive for another if they are developed in isolation. Synergies and co-benefits emerge from discussion among partners from different sectors with different experiences. A local climate risk, climate change or adaptation collaborative is a useful approach to achieving community teamwork.

[p 61] The land use planning process is a critical mechanism for implementing climate change adaptation at the municipal level. Policy direction for local and provincial land use planning is set through the Planning Act, the Provincial Policy Statement (PPS) and other provincial plans such as the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe and the forthcoming Growth Plan for Northern Ontario. The Municipal Act assigns the responsibility for infrastructure services and decisions to municipalities. Municipalities use the land use planning tools set out in the Planning Act to carry out their responsibilities for land use designations and zoning regulations, the development of built infrastructure such as roads and bridges and water and wastewater facilities, and for enforcing the Building Code and infrastructure standards.

For example, the site plan control and the development permit system allows municipalities to set conditions on development applications that could require green roofs and/or permeable pavement to be incorporated in new development, in order to better manage increased stormwater run-off. The PPS, issued under the Section 3 of the Planning Act is a touchstone statement of the fundamental principles and values embodied in the Province's planning policies. It provides policy direction on matters of provincial interest related to land use planning. Municipal planning documents, such as official plans and zoning bylaws must be consistent with the PPS. When the PPS is amended, municipal official plans must be amended to reflect the change in policy during the next five-year review.

The PPS covers broad areas including "building strong communities," "wise use and management of resources," and "public health and safety." Specific policy areas within the PPS that must take climate change into account include infrastructure and public service facilities such as sewer and water services, as well as natural and human made hazards such as flooding and erosion. The concept of planning to increase the resilience of communities and economic activity in the face of climate change should be reflected in the "Vision for Ontario's Land Use Planning System" and must be a transcending theme in the upcoming review of the PPS in 2010. "Building Strong Communities" means building strong and climate-resilient communities.

[p 65] Emergency Management Ontario (EMO) monitors Ontario's 444 municipalities on an annual basis to ensure Emergency Response Plan requirements are met. EMO staff work with municipalities to assist them in maintaining their plans and programs as necessary.

A changing climate, however, brings a new set of risks and threats and some of the anticipated impacts of climate change will increase risk for people in communities throughout Ontario. Although every municipality in Ontario is required to have an emergency response plan in place, climate change is projected to result in more extreme weather conditions, which may cause problems that are not included in the existing emergency response plans.

The citizens of Ontario municipalities may not be aware of the new threats climate change may pose for their well-being and safety. The Panel recognizes potential benefits to public safety through increasing public transparency and awareness of municipal emergency planning through reminders to the public of individual responsibilities to be able to maintain themselves for extended periods until assistance is provided. The complex, integrated and interdependent nature of our society means that impacts that had not been anticipated can arise through these interdependencies.

APPENDIX 2

Climate Ready: Ontario Adaptation Strategy and Action Plan, 2011-2014
Government of Ontario, January 2011
http://www.ene.gov.on.ca/environment/en/resources/STDPROD_081665.html

Land Use Planning Tools

In 2007, amendments to the Planning Act came into effect creating a number of new tools. These tools focus on sustainable development and include several measures which can be used for climate change mitigation and adaptation.

These amendments were followed by a series of information sheets including “Planning for Climate Change”, and further supported by the release of “Building Blocks for Sustainable Planning” — a series of 12 one-page bulletins providing guidance on why and how to use these new planning tools for climate change mitigation and adaptation. Greater awareness of how to use these planning tools for adaptation to climate change at the local level will encourage widespread use.

Municipalities may use site plan control or a development permit system to require sustainable design features that support:

- water conservation
- energy efficiency
- sustainable transportation options
- improved air and water quality

In water conservation, for example, low-impact development features such as permeable pavement can promote water infiltration, reduce stormwater run-off and encourage water re-use. This will help reduce the strain on municipal wastewater infrastructure, energy use and the natural environment — and help manage the wetter climate predicted for the future.

Emergency Management Tools

The Emergency Management and Civil Protection Act requires municipalities and provincial ministries to have an Emergency Management Program in place.

These programs support emergency preparedness and emergency response. They also ensure a proactive and coordinated approach to reducing risks and managing emergencies due to heat waves, tornadoes, torrential rain, flash floods, fire and human health crises.

Tools to Support Human Health

The Ministry of Health and Long-Term Care introduced Ontario Public Health Standards in 2009 under the authority of the Health Protection and Promotion Act.

These standards outline what is expected of the boards of health which govern the Public Health Units. The standard for prevention and management of environmental hazards specifically requires increased promotion of public awareness of the health hazards associated with climate change, including emerging health issues associated with extreme weather. A number of Public Health Units have implemented measures related to climate change — for example, heat alert systems in Toronto, London and Niagara are triggered when temperature and humidity become dangerously high.

APPENDIX 3

Energy Uncertainty and Community Resilience

Daniel Lerch, Post-Carbon Institute, Jan 7, 2009

<http://www.postcarbon.org/article/40394-energy-uncertainty-and-community-resilience>

More and more analysts agree that we will pass the maximum point of global oil production – or “peak oil” – within the next few years, with no viable substitute resource in place. Governments and businesses across the world are racing to find technological and geopolitical responses to this potential economic and social disaster.

A systems thinking frame suggests that the problem posed by peak oil is not simply a matter of declining oil supplies. The larger problem is that our social and economic systems are so overdependent on oil that they lack resilience against oil decline. A systems thinking frame also suggests that some of the most important decisions for improving our resilience can only be made at the level of local communities, and not at the level of national governments or transnational corporations.

What does it mean for our social-economic system to lack resilience against peak oil? The shift in transportation behaviour driven by surging oil prices earlier this year highlights some examples. Millions of commuters shifted to public transit, but decades of government funding that prioritized highways and car-dependent suburbs have left most of our transit systems unable to properly serve the new demand. The airline industry quickly hiked fares and cut service, threatening economic hardship for many cities and businesses that have grown dependent on cheap air travel.

In short, our social-economic system risks serious disruption because literally millions of households and businesses are locked into land use and transportation patterns that depend on a cheap and constant supply of oil.

Brian Walker’s “resilience thinking” framework describes some of the key characteristics of resilient systems: diversity, variability, modularity, and feedbacks. These characteristics suggest that resilience in our social and economic systems will rest largely in qualities found at the local level. Indeed, our system of local government already exhibits these qualities in many ways, with 35,000+ town, city and county governments and 45,000+ school, utility and other special districts all locally created and locally controlled. Each of these local agencies is attuned to local needs and resources, and each can experiment with its own way of solving problems.

Not surprisingly, the first and most important characteristics for resilience against peak oil have already begun to surface at the local level. Of all the things communities can do to increase their resilience, by far the two most important are to (a) reduce overall energy consumption and (b) produce more energy locally. Consumption reduction has obvious benefits for resilience: the less energy we need to accomplish something, whether traveling five miles or producing five widgets, the more easily we can absorb a price

increase or supply interruption of that energy. An essential part of reducing consumption is designing and retrofitting our buildings for greater energy efficiency, which architects and developers are increasingly doing thanks in part to programs like Energy Star, LEED certifications and the 2030 Challenge.

Local energy production is almost as straightforward a prospect. With existing technology it's quite possible to aggregate renewably-produced electricity from community-owned wind turbines, rooftop solar arrays and larger power plants. Germany has been a leader in "distributed" solar power, and efforts in North American cities — from tiny Sebastopol, California, to Toronto, Ontario — are finding success with distributed production as well. It's also quite possible to collectively heat buildings from central plants powered by local energy sources like biomass and solar. Centralized district heating systems are increasingly common in Scandinavia, often using combined heat and power (CHP) plants.

In most cases, the barriers to reducing consumption and producing locally are things we can change by choice: policy and habit. Of course, building resilience requires more than simply changing our consumption and production patterns. What we ultimately need to do is rethink our established patterns of community provisioning, transportation, land use, social services, regional commerce and just about every other aspect of our modern world. Here are just a few examples of the ways that cities are building resilience holistically, whether in response to peak oil or simply as part of an ingrained sense of sustainability:

Peak Oil Task Forces

Starting with San Francisco in April 2006, more than ten local governments in the United States have set up an official task force or committee on peak oil to identify local vulnerabilities and make recommendations for local responses. The model for many of these efforts has been the Portland (Oregon) Peak Oil Task Force, the recommendations of which included establishing a goal of reducing community-wide oil consumption by 50% over 25 years, supporting land use patterns that reduce transportation needs, and expanding local food production and processing.

Peak oil task forces have been established in communities large and small, liberal and conservative. Spokane, in rural eastern Washington, was the first U.S. city to establish a task force addressing both peak oil and global warming. The Canadian cities of Burnaby, British Columbia, and Hamilton, Ontario, have conducted internal reports, and further afield, the cities of Bristol (UK) and Brisbane (Australia) have established peak oil task forces of their own.

Transportation and Land Use

Many cities in Western Europe are known for their pedestrian environment, their efficient public transport or their bicycle infrastructure. Freiburg, in southwestern Germany, has long been recognized for a comprehensive approach to transportation and land use that

goes far beyond mere regulations. Decades ago, the city closed off downtown streets to cars and widened them to make way for streetcars and pedestrians. More recently, the local government partnered with a community group to redevelop an old army barracks into a 4,700-inhabitant energy-efficient and car-free neighborhood.

Local Energy

The towns of Güssing in Austria and Växjö in Sweden have recently won accolades for their innovative approaches to developing local energy sources. Växjö has reduced its CO₂ emissions 30% below 1993 levels largely by building a 100 MW plant that also supplies over 90% of the town with heating and hot water – all from wood chip waste salvaged from the local timber industry. For its part, Güssing has cut its CO₂ levels over 90% from 1995 levels by reinventing itself as a hub for renewable energy innovation. Thanks to investing early and providing both government leadership and support for the local energy industry, Güssing is now home to 50 companies producing energy and fuels from all manner of renewable sources.

In just the last few years, an exciting new systems-oriented model for urban planning has made its way to the United States. The eco-municipality model, which arose in Sweden in the 1980s, brings the system sustainability framework of The Natural Step and a priority for public involvement to community planning processes. It's only one of a handful of such approaches, however. If we are to truly build the resilience of all our communities against the coming changes in the global oil supply, urban planners and policymakers will need to turn aggressively to more systems-informed approaches to community governance and development.

APPENDIX 4

Boulder County Climate Change Preparedness Plan (draft)

Boulder County, December 22, 2011

<http://www.bouldercounty.org/sustain/energyclimate/pages/climatechangepreparednessplan.aspx>

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APPENDIX 5

Peak Oil and Municipal/Societal Implications

Damian Szybalski, Sustainability Coordinator, Halton Hills, August 2, 2011

<http://www.haltonhills.ca/calendars/2011/PDS-2011-0002.pdf>

[...] the key implications of peak oil for municipalities and society will likely relate to the following areas:

(i) Housing

High oil prices, accompanied by unprecedented increases in the cost of other energy sources such as natural gas, will make current low-density suburban housing unaffordable. Compared to higher-density housing commonly found in municipal centers, suburban housing is significantly less energy efficient due to higher heating and cooling costs, heavy reliance on vehicle travel, and the energy needed to develop and provide municipal services to sparsely populated communities. The suburbs' escalating costs will, therefore, favour higher-density development, intensification and a return to traditional mixed-use downtown areas. At the extreme, suburbs will become abandoned as homeowners find it unaffordable to maintain their oil-dependent energy-inefficient lifestyles. In turn, population shifts to more urban areas will create demand for new public infrastructure.

In response, municipalities will be preoccupied with compact mixed-use development and intensification. Focus will be on providing the necessary infrastructure, convenient access to all destinations by active transportation (e.g. cycling, walking), and reducing car travel.

(ii) Transportation

Approximately 90% of transportation relies on oil. Peak oil will therefore make private vehicle travel unfeasible for many. Reliance on mass transit and active transportation modes (e.g. cycling, walking) will grow, and will be crucial to attracting and retaining residents and businesses. For many, telecommuting will become the only viable option.

(iii) Labour

Current patterns of 'bedroom communities' serving major employment centers, a pattern that requires long-distance commuting, will be unsustainable. As fuel costs rise, employers will experience increased difficulty in attracting and retaining employees who do not live locally. Attraction and retention strategies will likely require greater compensation, especially if there is an inadequate local labour pool. Greater staff compensation will be required due to the need to cover commuting costs, reflect local real estate prices and solicit new staff. Focus will be on developing local industries and providing residents with local employment opportunities.

(iv) Finances

Peak oil will have implications on municipal revenues. Municipal finances will be strained by the growing inability of a larger proportion of the population being able to pay municipal taxes as they struggle to cope with higher energy costs. As fuel prices rise, discretionary income will fall and fewer expenditures will be made, potentially leading to economic turmoil. An economic slowdown would trigger a housing slowdown followed by a decline in real estate values and ultimately a decrease in property tax revenues.

In the absence of effective mitigation and adaptation strategies, municipal finances will also be strained by increased operating expenses and budget pressures caused by rising energy prices and price volatility in all forms of energy, especially oil and natural gas. Rising energy prices will impact product and labour prices, hence raising the costs of providing municipal services. Moreover, energy supply shortages may hinder the delivery of municipal services, potentially causing safety and public health concerns. Importantly, the strain placed on municipal services would happen at the same time as demand for municipal services grows.

(v) Food

Each calorie of food is estimated to require about 10 calories of fossil fuel input (e.g. fertilizers, machinery, transport). Hence, high energy prices will make the current practice of shipping food over long distances unsustainable. The limited on-hand inventories of food held by the food sector will exacerbate food security issues as long distance food transport is impacted by escalating fuel prices and fuel shortages. Food prices will rise as higher oil input costs are passed onto the customer, and as producers opt to substitute oil with human labour. In response, a shift is expected toward local food production, characterized by significantly less transport fuel use and the utilization of sustainable agricultural practices. The manufacture and distribution of other products will face similar challenges.

(vi) Business

The ability of business to retain employees, especially those of lower incomes who commute long distances, will be strained as fuel prices rise. Escalating production costs, including the costs of raw materials and freight transport, will favour the growth of local industries. Businesses may also need to adjust to declining revenues from tourism which will be increasingly unaffordable due to higher fuel prices. In response, municipalities will need to position themselves to attract and retain local business, and focus on ‘green’ sector jobs (e.g. home energy-efficiency upgrades, renewable energy products, bicycle manufacturing).

(vii) Economic Development

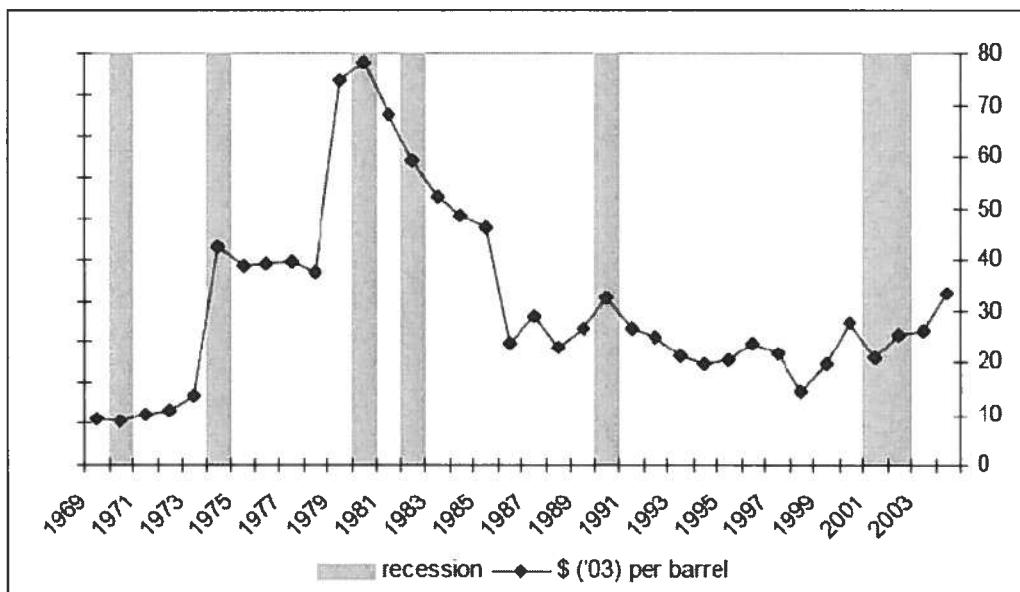
In an energy constrained future, economic growth will be undermined by rising costs associated with production and trade. Slower economic growth may lead to a prolonged

recession. In turn, this will impact revenues received by all levels of government, including the amount of commercial property taxes collected by municipalities. Commenting on the relationship between oil price peaks and economic activity, the International Energy Agency noted:

“...economic growth fell sharply in most oil-importing countries in the two years following the price hikes of 1973/1974 and 1979/1980. Indeed, most of the major economic downturns in the United States, Europe and the Pacific, since the 1970s have been preceded by sudden increases in the price of crude oil...The growth of the world economy has always fallen sharply in the wake of each major run-up in oil prices, including that of 1999/2000.”

Figure 3, below, illustrates that rises in oil prices have preceded most U.S. recessions since 1969. Although it can be debated whether oil price increases are necessary to trigger a recession, such increases appear to be adequate to cause a recession.

Figure 3: Oil Prices and U.S. Recessions: 1969-2003



Source: Hirsch, Robert; Bezdek, Roger; Wendling, Robert.
Peaking of World Oil Production: Impacts, Mitigation & Risk Management. February 2005.

(viii) Regulations

Demand for alternative energy sources (e.g. wind, solar, tidal, geothermal) and the need for their rapid and widespread deployment will put pressure on governments to ease approval regulations. This may result in local land use compatibility concerns and further reduce local government input into planning decisions related to energy projects.

(ix) Technology

Human ingenuity will drive the search for oil replacements. Everyday products, including food, fabrics, plastics, pharmaceuticals, asphalt and vehicle fuel, will need to be reinvented to reduce their oil content.

(x) Geo-Political Disruptions

Global shortages in oil and other energy supplies may result in ‘resource wars’ or confrontations between countries as they attempt to secure energy supplies vital to their economic survival. Rapid industrialization, urbanization and expectations for a higher standard of living in countries like China and India will account for significant oil demand.⁹ Further disruption will occur once oil shortages occur and oil-producing countries opt to consume more of their production domestically, hence leaving less oil for export.

(xi) Transition to Alternative Energy Sources

Peak oil will force an abrupt switch to other energy sources, improved energy efficiency and a reduction in energy-intensive activities.

The switch to other energy sources will be complicated by the fact that oil accounts for a high proportion of global energy needs, especially in the transportation sector. Moreover, the infrastructure that has been developed globally to facilitate the distribution of oil cannot be readily converted to carry other energy sources.

Lastly, there are obstacles to the use of alternative energy sources. For example, deriving oil from the oil sands (e.g. Alberta) requires a highly energy-intensive process and large volumes of water which cause environmental degradation. Substituting oil with natural gas is not a viable alternative as North American natural gas production has already peaked. The use of coal would have significant air quality and climate change impacts. The lack of viable solutions for the storage of nuclear waste raises concerns with nuclear energy. The expansion of hydroelectric generation is complicated by the fact that the relatively accessible and easily extractable resources have already been exploited. Reliance on renewable energy (e.g. solar, wind, biomass) has limitations due to their intermittent nature (i.e. wind power is only available when the wind blows), the need to deploy unprecedented amounts of renewables to compensate for a reduction in oil production, higher costs and other issues. Overall, the replacement of oil will be a significant challenge due to its portability, high energy content and existing distribution networks.

In terms of energy efficiency and shifting behaviour towards less energy-intensive activities, it is unlikely that we will be able to achieve sufficient efficiencies to offset declines in oil production.

APPENDIX 6

Why leading for sustainability is different

The Guardian, Donna Ladkin, February 8, 2012

<http://www.guardian.co.uk/sustainable-business/leading-for-sustainability-unique-initiative>

When I started doing research with organisations determined to achieve higher levels of sustainability, I didn't expect to find anything particularly unique. After all, isn't it just like any other change initiative, with its attendant problems of inertia, resistance and lack of buy-in?

A number of case studies later, however, I'm convinced there are specific ways in which leading organisations towards sustainability-focused goals is different. In particular, those attempting to make this kind of shift need to spend a significant amount of time on three key activities: Defining, translating and containing emotional responses.

Defining

The need for defining arises from the term sustainability itself. I've been bemused by turning up to Leading Sustainable Organisations events only to find them focused on how organisations might survive financially in testing economic conditions. When the word sustainability is raised, the question, "sustainability of what?" is worth asking.

Is it the organisation's ability to continue as a separate institution at stake? Or is the larger eco-system of which it is a part being considered? As well as the eco-system, does the term sustainability take into account the social issues key to an organisation's survival? Leaders need to define the reach of the sustainability they intend to tackle.

Defining this scope is not just a one-off task.

In one of the organisations I studied, an FE college director spoke about the continual need to update what sustainability meant. She said: "When we first started talking about becoming more sustainable, we thought it just required putting recycling bins around the place and encouraging people to shut off lights. But the more we began talking about what it meant to us as a community, we realised it was about our values.

"It's about the way in which we are together, what we hope for – for ourselves, our families and our community as an educational institution. Our understanding of sustainability and how to achieve it shifted the more we talked about it."

Translating

Unlike other organisational change initiatives, the sustainability agenda is largely derived from scientific discourse. Leaders may not necessarily understand this discourse nor feel completely comfortable with it. However, they are still required to translate scientific understanding into organisational processes, practices and products. In other words, they

need to translate issues of scientific significance (such as carbon footprint or peak-oil) into organisationally meaningful goals.

The translation job is made even harder by the fact that scientific understanding itself is continually being updated. For instance, in the wake of fears about peak-oil as well as the impact of carbon, many companies began to explore the possibility of meeting their energy needs through biofuels. However, biofuels have their own environmental and societal impacts.

Increased demand for biofuel crops has resulted in reduced food production, which in turn has led to rising food prices and more hunger among the world's poorest people. Science is also revealing the ecological disadvantages of mono-cropping methods used in biofuel production. So which scientific imperative does a leader follow?

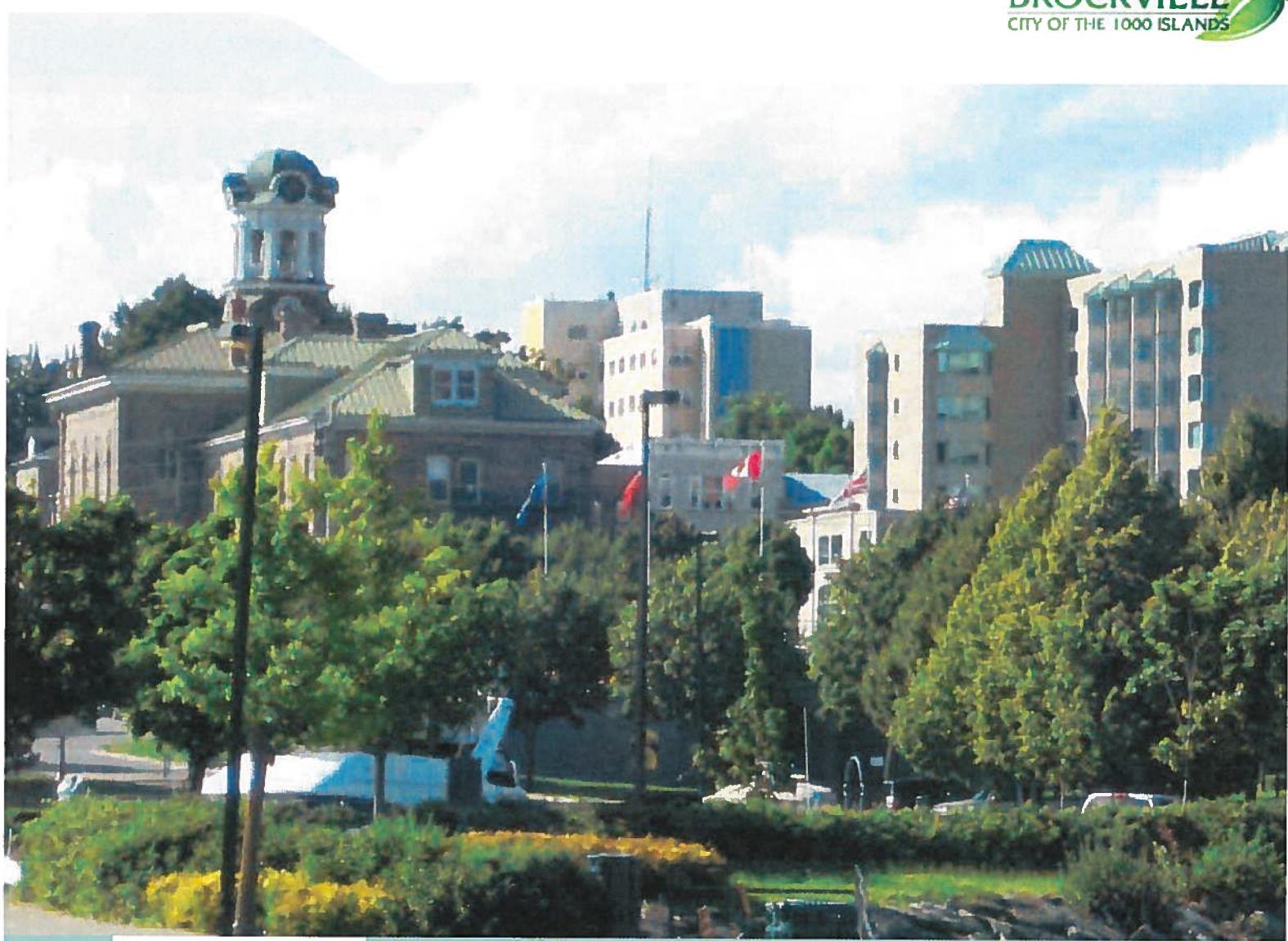
Containing emotions

The final way in which sustainability-focused change differs from other change contexts is in the emotional reactions it evokes from people. From anger to dread, the range of emotions people experience over the need for sustainability can paralyse or catalyse action. Central to mobilising people in effective ways is the leader's ability to help contain the wide range of emotional responses evoked in those they are trying to lead. This is where "talking" plays a crucial role.

When asked what was different about leading a sustainability-driven construction project as compared to others he had been involved in, the chief construction engineer at a sustainability-driven site said: "I've never ever talked so much on any other project. I just had to keep talking, talking, talking to everyone involved – not just about the technical stuff, but about how they felt about the uncertainty involved as well."

Leading sustainability-focused organisational goals involves tough challenges. However, just as it can evoke despair and frustration, sustainability-focused change can galvanise people to work together in ways that pool energy and innovation. That was also a clear message from the research I conducted: for those organisations going beyond greenwash, the sustainability agenda provided an important focus for harnessing the creativity, commitment and passion of organisational members.

The message for those leading their organisations towards higher levels of sustainability is clear: be aware of the difficulties, but focus on the possibilities of this agenda. It promises to become increasingly central to how organisations operate as we move further into the 21st century.



BROCKVILLE
official plan



www.CityBrockville.on.ca



D14-003-00005

CITY OF BROCKVILLE SUSTAINABILITY PLAN

DRAFT | NOVEMBER 2011

Summary of Comments on Brockville_ICSP_2_Book 3_R1.indd

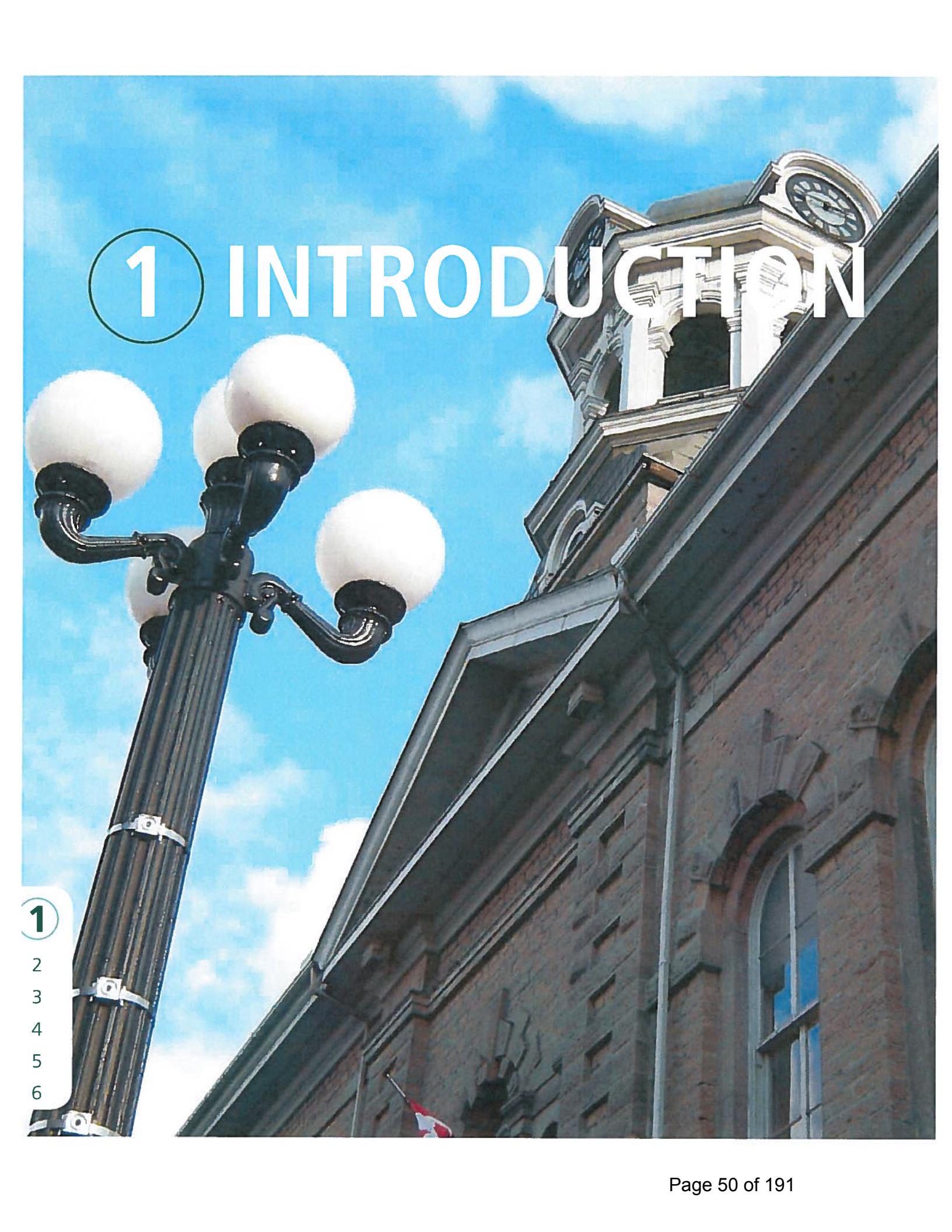
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NB: This copy of the draft SP has been marked-up by Transition Brockville and is to be read in conjunction with "TB Comments on draft SP.pdf"

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1

INTRODUCTION

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The City of Brockville Sustainability Plan (the Plan) contributes to the implementation of goals and objectives that have been identified as part of the City's Official Plan (OP), and Community Strategic Plan (CSP) and the actions and strategic directions from the Annual Service Delivery Reviews (SDR's) conducted by each City Department.

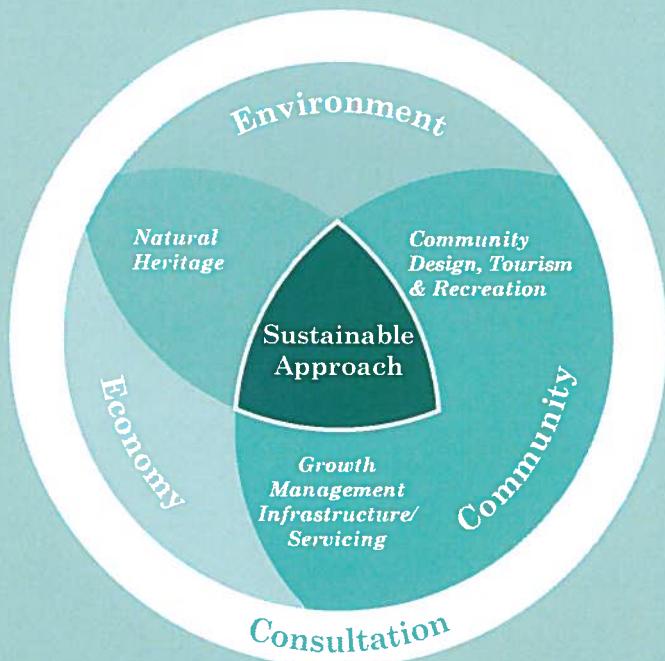
This Plan will help to ensure that the City Brockville remains a healthy, vibrant, and sustainable community with a strong economy, and a focus on its people.

1.1 What is Sustainability?

The development of the Sustainability Plan considers sustainability as an approach to the future development and management of the City of Brockville. A traditional and widely accepted definition of sustainability is “meeting the needs of people today without jeopardizing the flexibility of future generations to meet their needs” (World Commission on Environment and Development). However, traditional definitions are often difficult to implement ‘on the ground’. Being sustainable does not require fundamental lifestyle changes to established community values.

The Sustainability Plan reflects a sustainability approach specific to the City of Brockville which is guided by community values. Fundamentally, sustainability is about improving the quality of life and natural environment, while fostering economic development and wisely using and managing non-renewable resources.

Figure 1-1 | Sustainability Approach



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1.2 What is a Sustainability Plan?

It is well documented that global issues driving sustainability are present in the City of Brockville. There are several issues, on different scales that are driving sustainability. Some of these drivers include:

- » Economic conditions;
- » Climate change;
- » Increasing loss of significant natural heritage features;
- » Increased frequency and intensity of natural events;
- » Rising energy prices;
- » Infrastructure deficits;
- » Shifting public focus towards environmental issues, and
- » Public health concerns.



The Sustainability Plan must understand these drivers and interpret them to truly understand what sustainability means. 

As illustrated in Figure 1-1, a sustainable approach to planning in Brockville is defined through community consultation which is reflective of community values – what is important to the community and what will be valued by future generations. The community values are generally reflected through the OP, CSP and SDRs. Through additional consultation with the public and stakeholders, the assets and issues of the City of Brockville have been better understood, and the interpretation of sustainability is reflective of community values. A sustainable approach considers the interconnected nature of the community, the environment, and the economy.

Sustainability planning is a growing movement among municipal governments throughout Canada as they provide direction for municipalities to increase efficiency and reduce short and long-term costs. Sustainability Plans were originally established as a means of obtaining Federal Gas Tax funding but have evolved beyond simply that. In Ontario, where municipalities are required to have an Official Plan, Sustainability Plans are not mandated; however, many municipalities have recognized the value of sustainability planning and have begun to take a more active and consultative approach to define and develop plans to advance local sustainability. This Sustainability Plan works to integrate sustainability into municipal policy, to create a framework for accountability and engage the community and private sector.

Generally, Sustainability Plans:

- » Identify a long term vision, goals, and targets for sustainability, that are based on community input and collaboration;
- » Coordinate and link existing municipal plans and strategies in order to ensure that a sustainability objective is common to all; and
- » Address long-term environmental, cultural, social, and economic sustainability in an integrated manner. 

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1.3 Purpose of the City of Brockville Sustainability Plan

The purpose of the Sustainability Plan is to implement goals and objectives relating to sustainability, which have risen out of the consultation and policies developed for the OP and CSP. Under the current legislative framework, there are many sustainability goals and objectives that cannot be effectively implemented/achieved by the OP; therefore, the appropriate implementation tool is the Sustainability Plan.

The Community Sustainability Plan may address the follow issues as they relate to sustainability in the City of Brockville:

- » Managing growth in an appropriate way; 
- » Ensuring protection and conservation of important natural features;
- » Promoting responsible development;
- » Encourage economic development in new sectors;
- » Implement green standards and initiatives;
- » Encourage active transportation;
- » Promote heritage restoration;
- » Provide a mechanism to access funding; and
- » Establish partnerships with other levels of government, agencies and stakeholders.

This Sustainability Plan, under the existing legislative framework, is not a statutory document and implementation should be undertaken in a manner that is fiscally sustainable and respectful of the City's

current financial means, by prioritizing initiatives based on best practices and community goals and objectives. This Plan will complement the desires of the community and will balance a wide range of social, economic and environmental considerations while understanding the long-term implications of these decisions.

The purpose of the Sustainability Plan is to also take a proactive, action-oriented approach to sustainable community planning, by:

- » Identifying and establishing a framework for partnerships between the City, agencies, the private sector and other stakeholders;
- » Ensuring that the City of Brockville moves towards becoming a more environmentally, socially, economically and organizationally sustainable City;
- » Outlining and prioritizing specific actions which the City and community champions can complete to address specific issues or complete other objectives which contribute to achieving the vision of this study; and
- » Identifying performance measures and targets to assist in evaluating and monitoring both the Sustainability Plan and the City's general progress towards becoming a more sustainable community.

The sustainability approach for the City of Brockville will move beyond typical definitions and will implement solutions that will have positive impacts on the City.

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Need also to consider increasingly likely no-growth and de-growth scenarios with particular emphasis on impacts to financial stability. **This comment applies to all later references to growth as well.**

1.4 Basis for the City of Brockville Sustainability Plan

The Sustainability Plan has been completed to both guide decision-making and proactively work towards achieving the vision of the City's Community Strategic Plan, which was adopted in April of 2009 and identifies a clear vision with core values. The vision statement is as follows:

"Mayor and Council are committed to making Brockville a better place to live, work and play and to enjoy an exceptional quality of life. Brockville is committed to families, to an economy that offers opportunities to grow and prosper, to providing amenities that are second to none and conducting our business in a way that is both environmentally and financially sustainable. We encourage the guidance and assistance of our citizens to make this happen."

It is clear that the City of Brockville has unique assets that make the City an attractive place to live, work and play. The Sustainability Plan continues the commitment to this vision, and works to further implement the goals and objectives that are identified in the OP and CSP.

This Plan is based on the results of a visioning and public consultation program involving City of Brockville residents. Public consultation was undertaken during the development of the CSP, OP and this Plan and included consultation techniques such as community workshops, open houses, community forums, community information sessions, interviews and formal public meetings.

This Plan provides the basis to establish programs to increase the City's efficiency and sustainability and for

the implementation of further studies and strategic documents and identifies an appropriate means of addressing sustainability in the City of Brockville.

The following is a brief overview of the documents that guided the preparation of, and provided the basis for, this Sustainability Plan.

Community Strategic Plan (CSP)

The CSP provides a blueprint for taking actions that will lead to economic growth in the City of Brockville. The CSP identifies the community needs and desires with respect to the future direction of the City through the use of these four pillars: People, Economy, Amenities, and Sustainability and the use of goals. The CSP also establishes the City's collective vision, mission statement and strategic goals and objectives, which will influence City decision-making. However, there are sustainable actions that the CSP cannot meaningfully effect without the assistance of another strategic and long-range document. These actions include sustainable energy consumption and green technology, energy audits and green building standards, revitalizing and reusing underutilized land, and encouraging the design of compact and complete communities. Another strategic direction of the CSP was to develop a sustainability policy and achieve the City's Vision. Although not a statutory document, this Plan provides the City with strategic directives that can be implemented to build on the work already being undertaken towards sustainability in the City.

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Service Delivery Reviews (SDRs)

The SDRs relate to particular departmental programs at the City of Brockville, they are focused on department reviews and determining whether programs are running efficiently and effectively. Service reviews by each department may recommend changes to the current programming in each department. These are critical to the implementation of sustainability, as much of the City's implementation will be undertaken by the City Departments. The preparation of this Sustainability Plan will help to implement and direct City decision-making in the area of sustainability.

Official Plan

The Official Plan is a broad based policy document that identifies the long term goals and objectives for land use planning in the City. The Official Plan also identifies a number of sustainable goals and objectives as they relate to the four pillars in the CSP. A sample of the policies relating to sustainability from the OP includes:

- » The City's parks and open spaces shall provide venues to protect and conserve valued natural resources, such as woodlands, wetlands, waterfronts, and other natural features vital to a healthy and sustainable ecology and natural environment, as well as to recognize and sustain valued historical and heritage venues that have contributed to both the community's historical development and identity.

- » Encourage development of private and public renewable energy projects, where feasible and where they will not cause harm to public health and safety, or the natural environment;
- » Pursue opportunities to engage, collaborate and partner with local community groups and private business in order to address issues of environmental concern and to advance the local sustainability agenda;
- » Encourage the design of compact and complete neighbourhoods that are consistent with sustainability principles; and
- » Support and participate in education/awareness programs and activities related to the local environment and sustainability.

This provides a sample of the policies relating to sustainability that are contained in the OP. Due to the legislative framework within which the OP was prepared, the OP may not be the appropriate channel to direct many of the sustainable initiatives. As such, certain goals and objectives cannot be implemented including identifying incentive programs for renewable energy generation and exploring opportunities for renewable energy generation. This Sustainability Plan will assist in directing City decision-making and identify a long term strategy for sustainability. Similarly to the OP, this Plan is based on a 20-year planning horizon; however as part of the OP review, this Plan should be reviewed every five years.

1.5 Benefits of a Sustainability Plan

There are a number of benefits that rise out of the preparation of this Plan, including:

- » **Cost Savings** – the Sustainability Plan effectively integrates cost saving measures into not just the OP and CSP, but all elements of municipal management and provides long-term planning to save resources and money. Marked improvements in infrastructure services and cost savings can be made through the implementation of the strategies and targets that are outlined in this Plan. Examples of a cost saving measure includes the implementation of life-cycle costing of assets (buildings, roads, lighting, sewers, etc.), which can result in increased service life of the asset and less service disruptions. Reducing the resource use of municipal operations saves money and extends the life of existing infrastructure (combined with private actions to conserve, it extends the time before expansions are required). An example of this is the City of Brockville magnetic induction street lighting replacement program, which was reviewed as a component of the Official Plan program.
- » **Tool to Guide Municipal Decision Making** – the Sustainability Plan can be used to guide the decision making process, help to identify priorities, reduce costs, increase overall efficiency, and reduce the ecological footprint of municipal operators.
- » **Strong Understanding of Community Needs** – the Sustainability Plan can address community needs through a participatory approach to understand the goals of the community and turn these goals into strategies and targets.

- » **Enhancement of a Vibrant and Strong Community** – the Sustainability Plan addresses economic, environmental, cultural and social issues and seeks to integrate actions to enhance these areas, creating a strong, vibrant and well-rounded community. Additionally, by engaging citizens throughout the process, a common sense of purpose is developed and an interest in sustainability is fostered.
- » **Respond Effectively to Change** – the Sustainability Plan will assist the City of Brockville in adapting to changes effectively and in an integrated manner and will assist the City of Brockville to shift focus to areas in need of improvement.
- » **Effective Policy Development** – this Plan has a long-term focus and emphasizes the integration of sustainability dimensions. This will assist in integrating sustainability into all aspects of new policy development.
- » **Creates a Foundation for Partnerships** – the Sustainability Plan has clear strategies that provide the foundation for partnerships with senior governments, community organizations and the private sector by mobilizing and combining resources to accomplish projects that will create multiple benefits for the community.
- » **Promotes Sustainable Investment** – the Sustainability Plan, through the development of partnerships and the recommended strategies, will assist the City in promoting sustainable investment from the private sector.

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APPROACH

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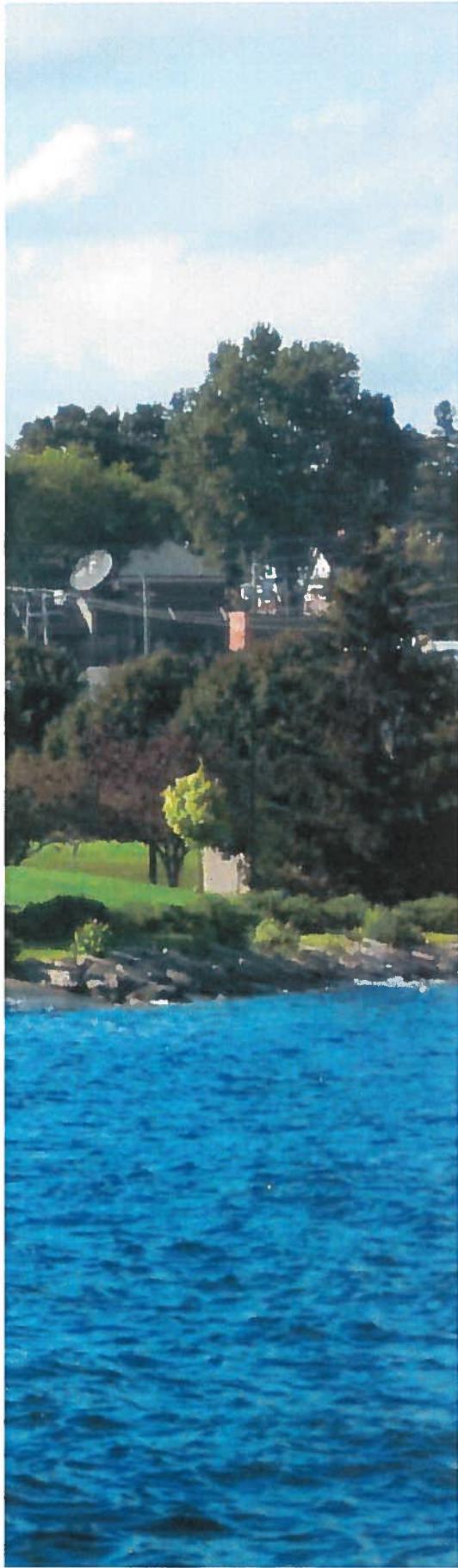
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This Plan has been prepared as a document to assist with the implementation of the City's sustainable vision, goals, objectives and policies from the OP, the CSP, and the SDRs. Because of the legislative framework within which the OP has been prepared, and the context that guided the preparation of the CSP and SDRs, the appropriate approach to **implement the sustainable goals and objectives identified in the three documents is to develop a Sustainability Plan**. This section provides an overview of the approach and steps taken to develop the Plan.

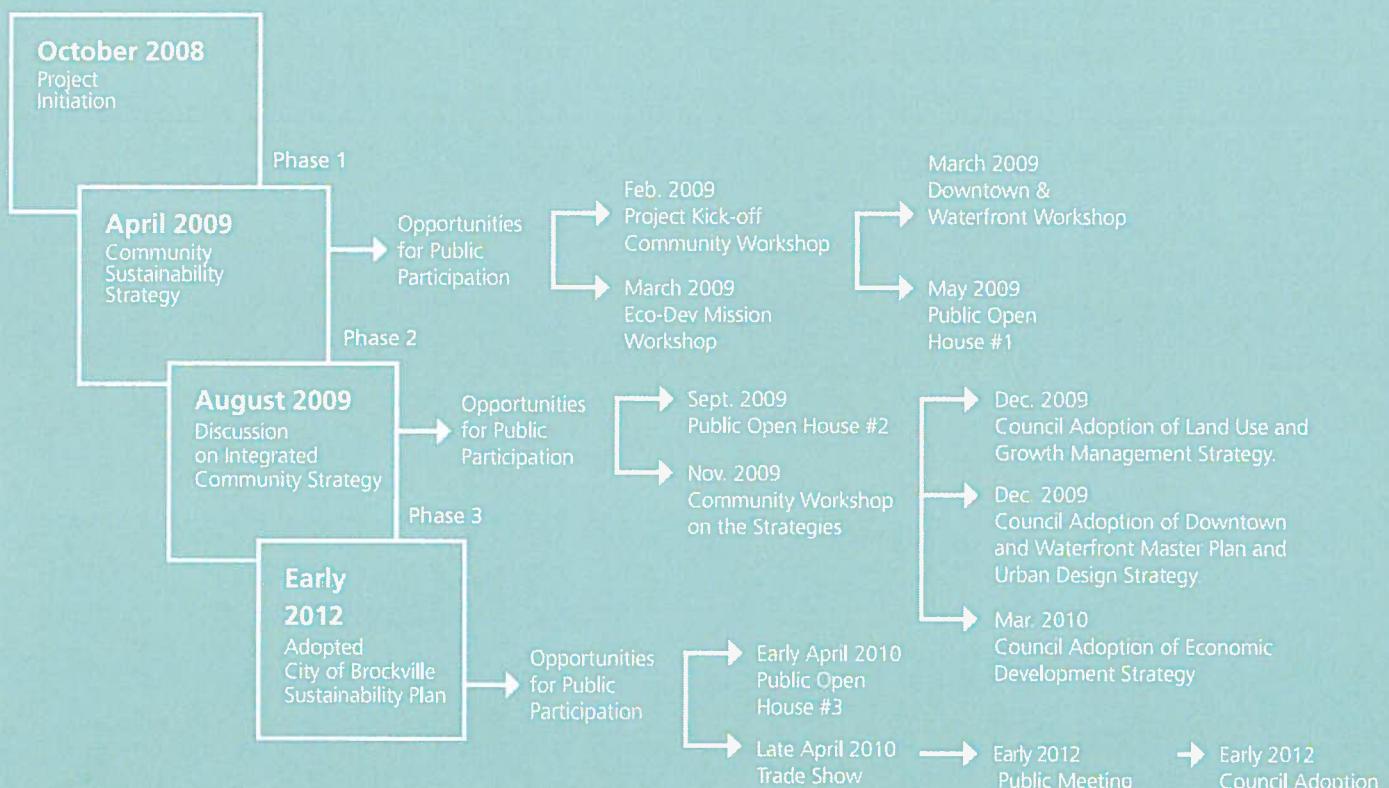
2.1 Process

The Sustainability Plan process was initiated as a result of input from the public at the first group of public open houses on the Official Plan program. To reach the interests of the public, a Community Sustainability Strategy was prepared and incorporated into the Foundation Report, one of the background documents prepared for the Official Plan (Phase 1 as illustrated in Figure 2-1). This Strategy evolved into an initiative to prepare a separate Sustainability Plan in tandem with the Official Plan process to garner feedback on sustainability. Phase 2 involved the preparation of a Discussion Paper on Integrated Community Sustainability to assist in identifying and organizing the fundamental goals and objectives of the three strategies prepared as

background for the Official Plan project: Land Use and Growth Management Strategy, Economic Development Strategy, and the Downtown and Waterfront Master Plan and Urban Design Strategy.

Phase 3 involved the preparation of the Sustainability Plan that incorporated all the input received from the Public and provided the City of Brockville with the necessary framework to increase the City's environmental, fiscal, social, and organizational sustainability.

Figure 2-1 | Process



2.2 Steps in Preparing this Sustainability Plan

The steps involved in preparing this Sustainability Plan are identified in Figure 2-2. There are five main steps including: Consultation; Inventory; Gaps Analysis; Program Development; and Implementation.

1) Consultation

The consultation program, which was largely developed in tandem with the Official Plan program, is key to obtaining buy-in from the public and stakeholders, as well as establishing a project's core values and directives. At the outset, sustainability was identified as being of the utmost importance. This input assisted in guiding the preparation of the Official Plan but also identified that something more was needed to guide the City in establishing a sustainability direction. Section 3 details the extensive consultation that was undertaken for the Sustainability Plan.



2) Inventory

There are several core documents that the City uses to guide operations, development, and decision-making including the Community Strategic Plan, Service Delivery Reviews, and the Official Plan. Within these core documents, sustainable goals, objectives, and directives exist that drive City decision-making and identify a path forward. In developing a path forward, an inventory was prepared that highlights all of the goals, objectives, and directives within these documents.

A subsequent inventory was prepared that outlines the sustainable initiatives that are being undertaken

by the City, Community, and/or by the Private Sector. This inventory provides an understanding of what goals, objectives, and initiatives are being implemented and assists to identify gaps where the goals, objectives, and initiatives are not being implemented.

3) Gaps Analysis

Having combined the two inventories (goals, objectives and directives with the initiatives) gaps emerged. Where gaps were identified, an analysis was undertaken to identify the reason behind the gaps and how the gaps could be filled. This analysis feeds into the development of strategies to assist in implementing the goals, objectives, and directives identified in the inventories and provide a path forward to implement either by further study or by creating/strengthening partnerships.

4) Program Development

The identification of gaps assisted in establishing a number of programs/actions to implement the City's goals and objectives and fill the gaps where no initiatives currently exist. The evaluation of the gaps and recommendation of additional studies will contribute to achieving the goals and objectives.

5) Implementation

Establishing an implementation framework will guide the City to increasing the City's sustainability and identifying a timeline, a strategy for monitoring and identifying indicators, and a strategy for communication and partnerships.

Figure 2-1 | Process



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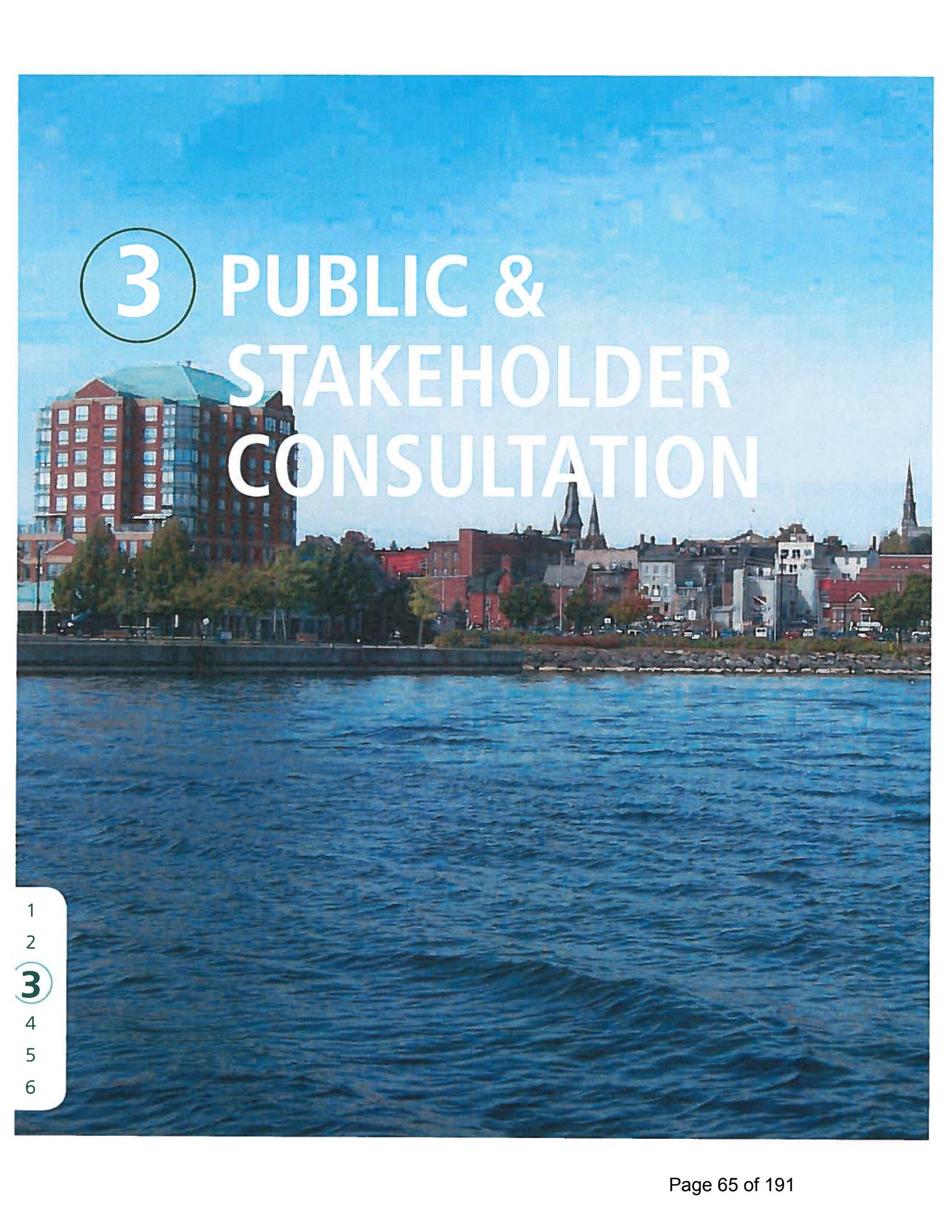
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Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:44:57 AM -05'00'
Based on TB's experience with the process, consultation did not include any broader discussion or understanding of the changing operating environment (climate change, peak oil, economic turmoil).



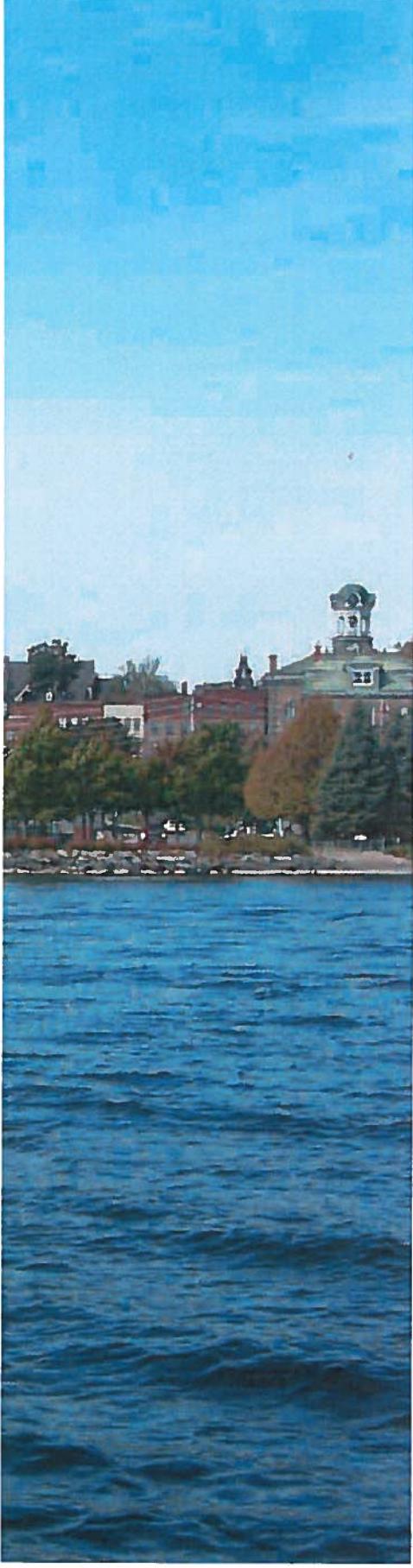
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PUBLIC & STAKEHOLDER CONSULTATION

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Significant community consultation has been conducted as part of the CSP and OP projects. There is a high level of interest in the sustainability initiatives in the City of Brockville and **involvement has been achieved through a number of public consultation events and workshops, providing residents the opportunity to participate in the process of the development of the Sustainability Plan.** This section provides an overview of the public engagement and community consultation that was conducted for these two initiatives, as well the additional consultation that was conducted for the Sustainability Plan.

Community Strategic Plan Consultation

The consultation process for the CSP included in-depth meetings and interviews with community leaders, City staff and managers, the Mayor and Council and an open public meeting. The result of these consultations was a CSP that provided Council and residents with a performance measurement framework, community improvement concepts that provides linkages to the OP, Capital Plan (for budgeting purposes) and the long-term management strategy for the City Manager. The goals, objectives and vision statement developed during these consultations were carried forward into this Plan.

Official Plan and Sustainability Plan Consultation

There has been a substantial level of public interest in sustainability initiatives, achieved through a number of public consultation events held in concert with the open houses and workshops for the OP project, which have provided opportunities for residents, business owners, and interested parties to participate in the process.

The initial set of community events were held early in 2009 dealing with gathering input from the public on their Community Values, how they see their City in 2031, and what the key issues and constraints are to realizing their vision for the City and to assist the public in understanding the process, and discuss issues relating to economic development and the downtown and waterfront. 

Two Public Open Houses were held, one in the Spring of 2009 and one in early Fall of 2009, for public discussion on background documents prepared to support the development of the Official Plan. Two of these background documents included the Community Sustainability Strategy and the Discussion Paper on Integrated Community Sustainability. Comments stressed the importance to reduce energy dependence and seek alternative energy sources, improve air quality, promote active transportation, reduce impacts on climate change, including Food as an action area, and providing more information on the timing of completion of certain action items.

As a follow-up to the Open Houses, a Public Workshop was held in late Fall 2009 to improve awareness of the background documents, including the Discussion Paper on Integrated Community Sustainability. Input received

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Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 1:00:55 PM -05'00'

Regarding CSP and early OP consultations: context for public input did not explicitly include sustainability considerations. Visioning for a future we want, or don't want, is not the same as visioning for a future that might actually happen.



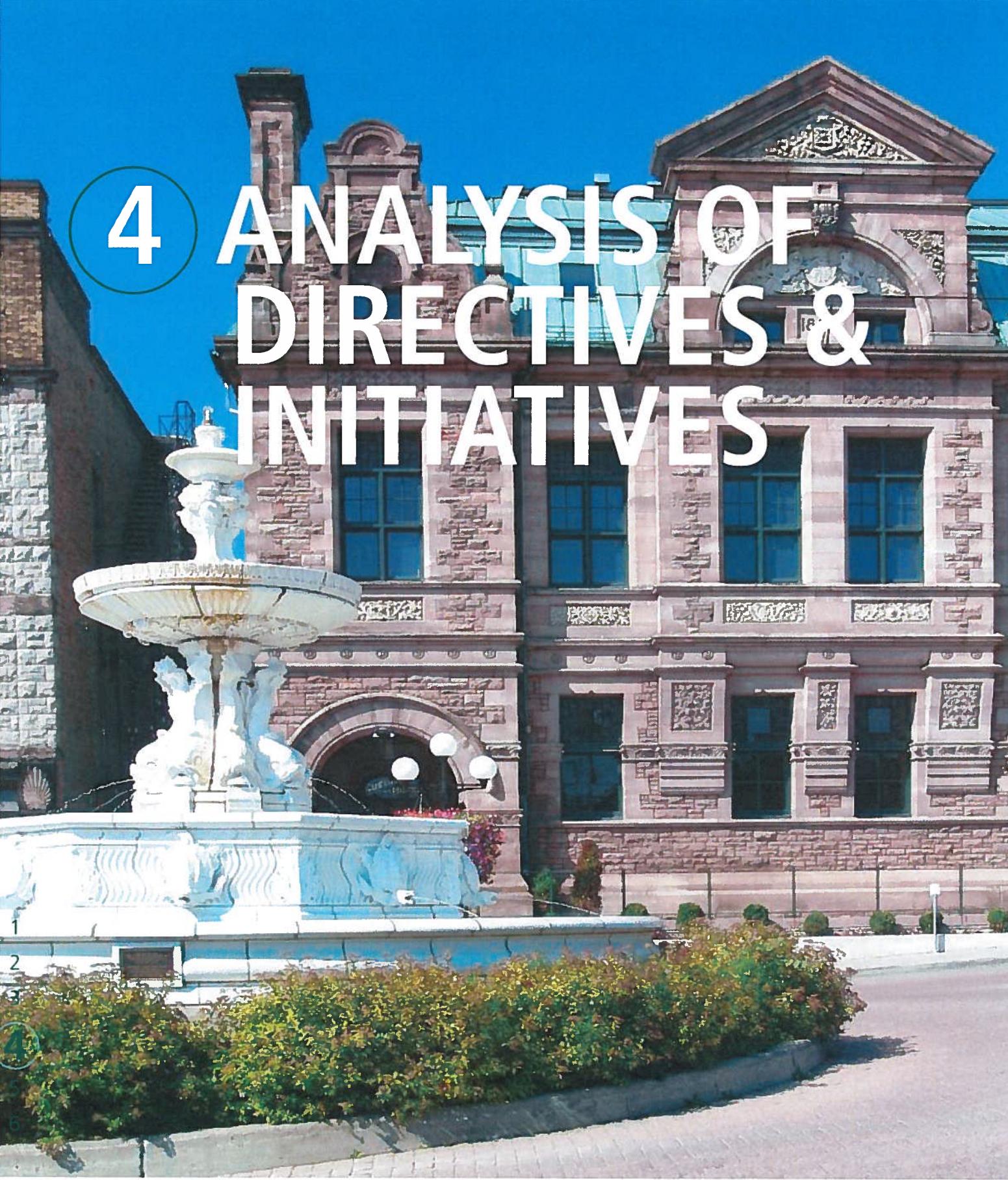
included providing economic incentives that attract sustainable development, the need to encourage and support affordable housing opportunities, the need to increase active transportation including building and expanding the Brock Trail, encouraging more people to live downtown to increase walkability and reduce the need to use the automobile, promoting revitalization and public access to the waterfront to increase the use of the waterfront, and encouraging an on-street cycling network.

To ensure that the consultation efforts reached as many people as possible and that as many opportunities to obtain input on both the Official Plan and the Sustainability Plan were provided, a display booth was set up at the City's annual Trade Show in Spring 2010. Copies of the Official Plan survey as well as opportunities to review the Sustainability Plan materials prepared to date and provide any additional input were made available over the two days.

Throughout the initiative, many participants have acknowledged and commented on the extensive public consultation process that has been undertaken to develop Brockville's new Official Plan and Sustainability Plan. The input that has been received so far in the project process has been extensive. The public forums, meetings, open houses and workshops have been well attended by various interests in Brockville, have brought key issues and concerns to the surface, and have painted a vivid picture of how these participants want their City to look, function and evolve. In addition to public event participation, we have received and considered numerous written submissions.

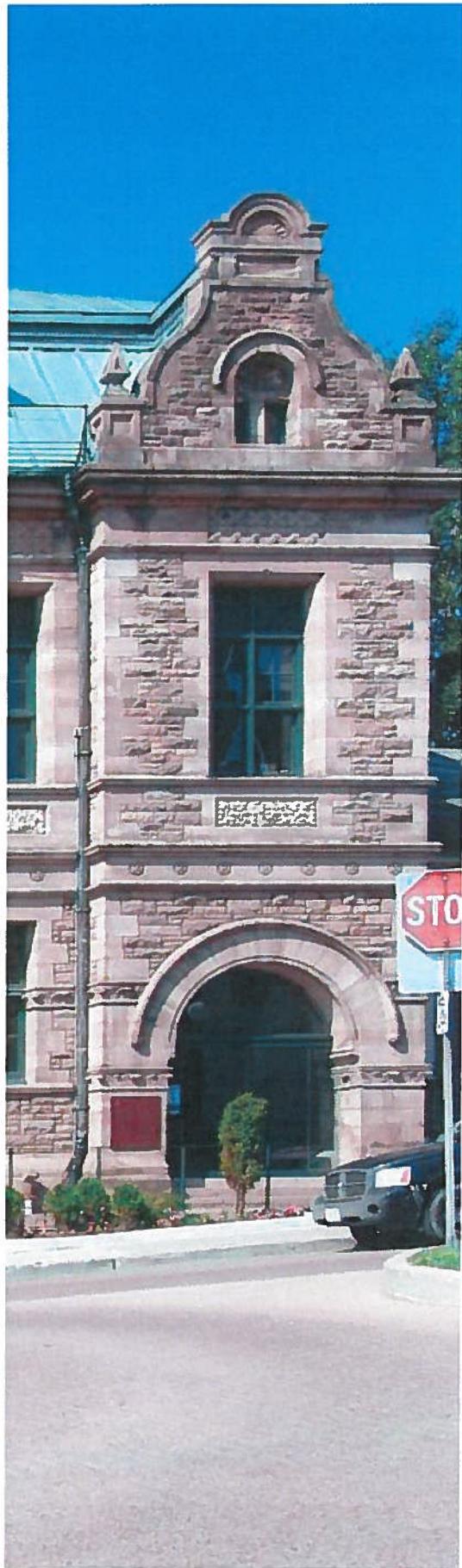
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A large, ornate stone building with a fountain in front.

4 ANALYSIS OF DIRECTIVES & INITIATIVES



An essential component to the development of this Plan was to prepare two inventories to gain **an understanding of the City's fundamental sustainability goals, objectives and directives as well as community and municipal initiatives.**

The first inventory, presented in Table 4-1 was prepared using three core documents as outlined in Chapter 1.3; the CSP, SDRs and OP. These three documents contain goals, objectives, and/or directives that assist in providing a path forward to develop a number of action items. By preparing this inventory, an understanding of the City's fundamental goals and objectives supporting sustainability is established, which helps to achieve the vision outlined in both the Official Plan and the Community Strategic Plan.

The second inventory prepared identified current initiatives that are on-going in the City of Brockville. The preparation of this inventory was critical to understanding the level of effort being undertaken to support sustainability by the private sector, community and City initiatives. The initiatives inventory is presented in Table 4-2. Finally, Table 4-3 combines the goals and objectives inventory and the initiatives inventory. The combined inventory is used to identify gaps that exist. Gaps are identified where a goal/objective exists and no municipal, community or private initiatives exist, or the initiatives are small scale as opposed to widespread throughout the City. Table 4-1, 4-2 and 4-3 are presented subsequently.

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Table 4-1 | Goals and Objectives Inventory

DOC/ NO.	GOALS / OBJECTIVES
NATURAL ENVIRONMENT	
CSP	
N1	Encourage restaurants to incorporate local ingredients into menus
N2	Maximize environmental benefits while minimizing and mitigating negative environment impacts
N3	Utilize local renewable energy opportunities
N4	Adequately service residents, visitors, and businesses, and meet basic needs in a reliable, efficient, affordable and equitable manner
N5	Establish a Municipal carbon baseline
 N6	2% decrease in municipal carbon footprint
N7	Undertake tree planting, landscaping and naturalization initiatives
SDR	
N8	Improve the maintenance of athletic fields
N9	Undertake tree planting, landscaping and naturalization initiatives
N10	Control the Canada Goose population to reduce the amount of pollution into watercourses/green spaces
N11	Conserve water and energy use in all water/wastewater facilities
N12	Increase energy efficiency and conservation techniques and reduce energy costs
OP	
N13	Minimize impact of business practices on the natural environment
N14	Encourage local food production and explore opportunities for urban agriculture
N15	Reduce land consumption by ensuring the most efficient use of land
N16	Ensure the protection, enhancement of connectivity of natural heritage features
N17	Promote education/awareness programs and activities related to the local environment and sustainability.
N18	Support sustainable energy consumption and green technology through energy conservation, efficiency, and design
N19	Protect and enhance parks and open spaces
ECONOMY	
CSP	
E1	Attract young professionals and retain young people
E2	Ensure the current local employment environment is stable, with the ability to work to attract new opportunities and foster the high value, high tech creative/entrepreneurial employment opportunities as a unique niche
E3	Foster job growth in the target areas and areas of future growth opportunities
E4	Endeavour to attain a 10% growth target in high value/high quality employment by year 5
	Raise awareness of education, learning and training opportunities outside the public school curriculum

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Table 4-1 | Goals and Objectives Inventory (Cont'd)

DOC/ NO.	GOALS / OBJECTIVES
SDR	
E5	Investigate technological advancements in regard to water/wastewater, including: » Meter reading capabilities; » Review scheduling/billing in conjunction with above; and Focus on environmental and green technology investment
E6	Investigate the possibility of public/private partnerships
E7	Maximize the benefits of and participation in the CIPs
E8	Move towards being a more fiscally sustainable City
E9	Reduce operating costs for City facilities and seek opportunities to introduce revenue-generating initiatives
E10	Increase efforts to promote tourism and increase revenues from City events
OP	
E11	Support the creation of 'green jobs'
E12	Create a planning framework that promotes a flexible and adaptable economic environment that encourages investment and a broad range of employment opportunities, and supports the growth of tourism in the City
E13	Ensure that cultural heritage resources, both on shore and in the water, are not adversely affected when considering applications for waterfront development.
E14	Guide the maintenance and growth of economic activity in the City through the development of proactive and flexible land use policies for areas of economic activity
E15	Promote the development of new businesses and economic activities that are not currently available in the City to help maximize employment opportunities through land use policies that permit and encourage the development of such uses
E16	Promote employment opportunities that utilize local economic resources and that are resilient to economic change
E17	Support business and employment diversification through flexible land use policies and small business development
E18	Foster tourism potential in the City through the protection and enhancement of the City's unique characteristics
E19	Ensure that resources are managed and, where appropriate, developed to promote tourism development and economic growth
E20	Recognize and preserve cultural heritage resources as a significant factor contributing to the City's economy
SERVICES & AMENITIES	
CSP	
1	SA1 Promote downtown as a destination and to key target markets within a one hour drive
2	SA2 Assess and develop enhanced amenities based upon community requirements and feedback
3	SA3 Citizens have access to health care, education, recreation and cultural facilities and services
4	SA4 2% increase in community visitation and expenditures and utilization of existing amenities
5	SA5 Financial sustainability in all aspects of municipal government
SDR	
6	SA6 Undertake a waterfront public use strategy and an Official Plan
7	SA7 Undertake a study to determine where an outdoor rink could be established in the City
8	SA8 Undertake an environmental audit of the Islands to determine how they could be properly used
9	SA9 Maintain and improve the City's docking and mooring facilities at the harbourfront
10	SA10 Improve the look and feel of the City by planting more and increasing the maintenance of trees and athletic fields

Page: 20

Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:07:06 AM -05'00'
Same as E14?

Number: 2 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 1:05:40 PM -05'00'
Without a time period, this figure means little.

DOC/ NO.	GOALS / OBJECTIVES
OP	
SA11	Maintain, improve and optimize its infrastructure including all water and wastewater infrastructure, stormwater management, waste management, telecommunications and other public utilities in order to better serve existing and future City residents.
SA12	Develop a multi-purpose trail system through a linked open space system
SA13	Improve overall walkability through connecting trails, streets, and open spaces
SA14	Provide and encourage active transportation options throughout the City
SA15	Improve opportunity for public transit
SA16	Coordinate pedestrian, cyclist and motor vehicle traffic and circulation
SA17	Strengthen the public transit system and encourage other sustainable transportation modes such as walking and cycling
SA18	Minimize emissions and energy use City-wide
SA19	Contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision making, and operations
COMMUNITY & PEOPLE	
CSP	
CP1	Promote a Family and immigration friendly City and establish an active recruitment campaign
CP2	Recruit young families
CP3	Promote Sustainability Focus in all aspects of City Administration – environmental and financial.
SDR	
CP4	Increase efforts to bring in new families
CP5	Build out existing subdivisions
CP6	1 Increase efforts to attract new tourists to Brockville and make the City a more diverse place to visit
OP	
CP7	Identify and promote intensification, infill and development of vacant and/or underutilized sites, and areas in transition in the Urban Area, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs
CP8	Develop land use patterns in the City that are compact and efficient
CP9	Complete a Housing Strategy to establish an appropriate target for affordable housing
CP10	Provide a variety of housing forms, tenures and level of affordability through development, redevelopment, intensification and infilling projects
CP11	Encourage the design of compact and complete neighbourhoods that are consistent with sustainability principles
CP12	Direct new urban development to the built up area

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Table 4-2 | Inventory of Sustainability Initiatives

CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
NATURAL ENVIRONMENT		
<ul style="list-style-type: none"> » Water Pollution Control Centre Secondary Treatment Upgrade » Provincial Electronics Waste Collection and Consolidation Centre » Feasibility Study for On-Site Natural Leachate Treatment System » Household Refuse Collection Limit » Curbside Blue Box Program » Refuse Transfer Station/Tipping Fees for Large Waste Items » Household Special Waste Days » Brockville Hazardous Waste Day » Backyard Composting Program  » Leaf and Yard Composting Site » Energy Efficient Street Light Conversion Program and Policy » Energy Retrofits of City Buildings » Official Plan Natural Heritage Policies » Memorial Centre and Operations Centre Solar Panel Upgrade » Service Delivery Reviews » Maintenance of Community Facilities » St. Lawrence Park Master Plan 	<ul style="list-style-type: none"> » Wendy's Mobile Market » St. Lawrence College Sustainable Local Food for All Canadians Certificate Program » Norterra Organics Major Composting Project  » 3M Canada Brockville Plant: the Energy Efficiency Prototype » St. Lawrence College Continuing Education Energy Workshops » testworX Green IT Program 	<ul style="list-style-type: none"> » Doors Open Brockville » Friends of Mac Johnson Wildlife Centre Education, Programs, Special Events » Leeds County Stewardship Council stewardship and restoration initiatives » Frontenac Arch Biosphere Reserve » St. Lawrence Islands National Park » Downtown Brockville Business Improvement Area Adopt a Tree Program » Brockville Farmer's Market, Vendors Page, Harvest Chart, and Seminar » Local Flavours Project » Cataraqui Region Conservation Authority Strategies, Programs, Requirements » Upper Canada District School Board "Power Trip" Program » Cataraqui Region Conservation Authority Source Protection Plan Development » Brockville Climate Action Group Education and Programs   

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Page: 22

Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:55:49 AM -05'00'

As previously mentioned in our comments, this initiative appears to have closed down.

Number: 2 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:54:37 AM -05'00'

This is no longer active, is it? No compost units left for sale, no promotion ...

Number: 3 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:57:49 AM -05'00'

Correction: Replace BCAG with TB

Number: 4 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:56:14 AM -05'00'

Food Matters coalition: programming and projects

Number: 5 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:59:02 AM -05'00'

Any schools implementing ecoSchools program?

CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
ECONOMY		
<ul style="list-style-type: none"> » Economic Development Strategy Implementation » Downtown Brockville Community Improvement Plan » Brownfield Community Improvement Plan » Development Charge Holiday » Property Locator » Brockville Residential Relocation Book » Economic Development Prospect Package » Enterprise Resource Planning System (ERP) » Service Delivery Reviews » Energy Audits of City Buildings and some Energy Retrofits » Green Development Official Plan Policies » Maritime Discovery Centre » Boundary Expansion 	<ul style="list-style-type: none"> » Maritime Discovery Centre development as a P3 with the City » St. Lawrence College Continuing Education, Special Interest Courses, and Contract Training 	<ul style="list-style-type: none"> » Downtown Brockville Business Improvement Area Website and Programs (street events, street banners, floral baskets)  » Thousand Islands Community Development Corporation 10-Year Interest Free Loan » Leeds and Grenville Small Business Enterprise Centre Business Programs » Grenville CFDC Self-Employment Benefit Program and Business Financing » Frontenac Arch Biosphere Reserve Sustainable Tourism » Employment and Education Centre » Eastern Ontario Centre for Advanced Technology Programs (St. Lawrence College) » Brockville Mental Health Centre Female Secure Treatment Facility Business Case » Brockville General Hospital Expansion » Immigrant Investment Mission » Community and Primary Health Care Centre Development
		

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Number: 1 Author: Transition Brockville Add: enhanced bike parking	Subject: Sticky Note	Date: 10/02/2012 8:03:00 AM -05'00'
Number: 2 Author: Transition Brockville Brockville & District Chamber of Commerce's Green Committee Initiatives	Subject: Sticky Note	Date: 10/02/2012 8:02:07 AM -05'00'
Number: 3 Author: Transition Brockville Citizens Brockville Innovation Centre working group	Subject: Sticky Note	Date: 10/02/2012 8:04:23 AM -05'00'

Table 4-2 | Inventory of Sustainability Initiatives (Cont.)

CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
SERVICES & AMENITIES		
<ul style="list-style-type: none"> » Maintenance of the Brockville Memorial Centre, Centennial Youth Arena, baseball diamonds » Infrastructure improvements as a result of Federal Gas Tax Funding » Municipal Trails » Brockville Islands Environmental Audit » Downtown and Waterfront Master Plan and Urban Design Guidelines » City of Brockville Official Plan » Service Delivery Reviews » On-Road Cycling Network » Official Plan Transportation Analysis » Solid Waste Master Plan » Urban Reserve Area » Memorial Centre and Operations Centre Solar Panel Upgrade » Cycling Advisory Committee » Railway Tunnel Committee » Maritime Discovery Centre 	<ul style="list-style-type: none"> » New VIA Rail Brockville Train Station » Various Festivals (Multicultural, Riverfest, Jazz, Celtic) » Maritime Discovery Centre development as a P3 with the City 	<ul style="list-style-type: none"> » St. Lawrence College Knowledge Infrastructure Project » Lake Ontario Waterfront Trails » Thousand Islands Waterfront Trail  » Thousand Islands Bike Path » Brockville and Area YMCA » Brockville Arts Centre Events and Exhibits » Communities in Bloom » War of 1812 Bicentennial » Revitalization of Rotary Park/Splash Pad
COMMUNITY & PEOPLE		
<p>1</p> <ul style="list-style-type: none"> » Accessibility Plan » Community Vitality Index (CVI) » Immigration Expo » Official Plan Intensification Policies » Land Use and Growth Management Strategy Implementation » Waterfront Master Plan and Urban Design Strategy Implementation » Green Building Policies » Youth Advisory Committee » Cultural Diversity Initiative » Brockville Museum Events, Programs, Lecture Series <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p>	<ul style="list-style-type: none"> » St. Lawrence College Continuing Education » Farmer's Market 	<ul style="list-style-type: none"> » Leeds, Grenville, and Lanark District Health Unit Education and Programs » Child and Youth Wellness Centre Leeds and Grenville Education and Programs » Education for Quality Accessibility (Brockville Chapter) Accessibility Projects » Brockville Senior Citizens Club » Doors Open Brockville » Brockville Railway Tunnel » Ontario Heritage Sites Trust Locations » Fulford Place Mansion  

Number: 1 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 8:06:22 AM -05'00'
Duplication: Waterfront Trail is the same as Bike Path		
Number: 2 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 1:08:43 PM -05'00'
Volunteer Centre?		
Number: 3 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 1:08:38 PM -05'00'
Have service clubs been surveyed? Faith groups?		

Table 4-3 combines the goals and objectives from Table 4-1 and the initiatives from Table 4-2 to gain a fundamental understanding of where gaps may exist. After each pillar/category, analysis is provided as to what gaps have been identified and why they were identified.

Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
NATURAL ENVIRONMENT				
CSP				
N1	» Encourage restaurants to incorporate local ingredients into menus		» Wendy's Mobile Market	» Frontenac Arch Biosphere Local Flavours Project
N2	» Maximize environmental benefits while minimizing and mitigating negative environment impacts	» Official Plan requires development proposals to demonstrate that there will be no negative impacts on Natural Heritage Features or Areas » Official Plan require new developments to consider building efficiency and green building standards		» St. Lawrence Islands National Park
N3	» Utilize local renewable energy opportunities	» Memorial Centre and Operations Centre Solar Panel Upgrade » Solar Farm Proposals		
N4	» Adequately service residents, visitors, and businesses with water, wastewater and storm water systems, and meet basic needs in a reliable, efficient, affordable and equitable manner	» Water Pollution Control Centre Secondary Treatment Upgrade		

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Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory (Cont.)

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
NATURAL ENVIRONMENT				
N5	» Establish a Municipal carbon baseline	» Municipal Carbon Baseline established in September 2011		
N6	» 2% decrease in municipal carbon footprint	» 10% decrease in the municipal carbon footprint has been achieved since 2008 as a result of installation of magnetic induction streetlights, and lighting and energy retrofits for 5 municipal buildings » City's fleet vehicles have best practices in place to reduce idling		» Brockville Climate Action Group Education and Programs 
N7	» Undertake tree planting, landscaping and naturalization initiatives	» SDR's identifies hiring of an Arborist as priority		» Downtown Brockville Business Improvement Area Adopt a Tree Program
SDR				
N8	» Improve the maintenance of athletic fields	» Maintenance of community facilities underway		
N9	» Undertake tree planting, landscaping and naturalization initiatives	» SDR's identifies hiring of an Arborist as priority		» Downtown Brockville Business Improvement Area Adopt a Tree Program
N10	» Control the Canada Goose population to reduce the amount of pollution into watercourses/green spaces	» Identified as priority in SDR		
N11	» Conserve water and energy use in all water/wastewater facilities	» Energy Cogeneration at Wastewater Treatment Plant Feasibility Study		
N12	» Increase energy efficiency and conservation techniques and reduce energy costs	» Memorial Centre Solar Demonstration Project	» 3M Canada Brockville Plant: the Energy Efficiency Prototype	» Upper Canada District School Board "Power Trip" Program

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DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
NATURAL ENVIRONMENT				
OP				
N13	» Minimize impact of business practices on the natural environment	» Provincial Electronics Waste Collection and Consolidation Centre		
N14	» Support local food production in neighbouring municipalities by buying and consuming local produce and explore opportunities for urban agriculture		» St. Lawrence College Sustainable Local Food for All Canadians Certificate Program	» Brockville Farmer's Market » Local Flavours Project
N15	» Reduce land consumption by ensuring the most efficient use of land	» Land Use and Growth Management Strategy		
N16	» Ensure the protection, enhancement of connectivity of natural heritage features	» City of Brockville Islands Environmental Audit » Official Plan requires minimal development within Natural Heritage Features or Areas		» Friends of Mac Johnson Wildlife Centre Education, Programs and Special Events » Frontenac Arch Biosphere Reserve
N17	» Promote education/ awareness programs and activities related to the local environment and sustainability.			» Leeds County Stewardship Council Stewardship and Restoration Initiatives
N18	» Support sustainable energy consumption and green technology through energy conservation, efficiency, and design	» On-Site natural leachate treatment system feasibility study » Energy Audits of City Buildings » Memorial Centre Solar Demonstration Project	» 3M Canada Brockville Plant: the Energy Efficiency Prototype  	» Upper Canada District School Board "Power Trip" Program
N19	» Protect and enhance parks and open spaces	» Official Plan allows the City to require the maximum amount of parkland under the <i>Planning Act</i> for new development » Waterfront Master Plan		» Leeds County Stewardship Council Stewardship and Restoration Initiatives 

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Number: 1 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 1:11:26 PM -05'00'
We understand that P&G has many greening initiatives		
Number: 2 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 1:12:26 PM -05'00'
There must be many other businesses implementing energy saving measures (lamp replacements, insulating, grey water use, etc.)- could consult with CoC's Green Committee to identify others		
Number: 3 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 8:15:43 AM -05'00'
Citizens Brockville Waterfront working group		

Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory (Cont.)

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
NATURAL ENVIRONMENT				
NATURAL ENVIRONMENT ANALYSIS <p>The gaps analysis for the natural environment category has identified three potential gaps; local food, municipal carbon footprint and education and awareness programs relating to the environment and sustainability. Through consultation, an emphasis on incorporating local food into businesses was identified. Currently, some small-scale private and community based-initiatives exist, such as Wendy's Mobile Market; however, through City support as well as having Official Plan policies in place, larger scale and more widespread urban agriculture and local food initiatives could be established. This would also contribute to the goal of establishing regional local food programs.</p> <p>Finally, consultation identified that the promotion of education and awareness as it relates to the natural environment and sustainability should be enhanced. Currently, training and awareness opportunities exist in the City through St. Lawrence College and the City of Brockville's 'Being Green' website; however, there are opportunities for collaboration and synergies between the City, local institutions and the community. Through partnerships and the delegation of responsibilities to the Manager of Strategic Initiatives that would oversee outreach and awareness relating to sustainability, more opportunities could be created.</p> 				

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Number: 1 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 1:12:51 PM -05'00'
Identify flash flood-prone areas and mitigate		
Number: 2 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 8:46:19 AM -05'00'
Encourage permeable parking surfaces		
Number: 3 Author: Transition Brockville	Subject: Sticky Note	Date: 10/02/2012 8:47:08 AM -05'00'
Encourage use of trees on private property for heating/cooling, ground water control, food production		

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
ECONOMY				
CSP				
E1	» Attracting young professionals and retain young people	» Brockville 'New Home' Rebate Program » Residential Relocation Book		» Youth Advisory Committee » Immigrant Investment Mission 
E2	» Ensure the current local employment environment is stable, with the ability to work to attract new opportunities and foster the high value, high tech creative/entrepreneurial employment opportunities as a unique niche	» Economic Development Prospect Package		» Thousand Islands Community Development Corporation 10-year Interest Free Loan
E3	» Foster job growth in the target areas and areas of future growth opportunities	» Implementation of Economic Development Strategy		» Eastern Ontario Centre for Advanced Technology Programs (St. Lawrence College) » Grenville CFDC Self-Employment Benefit Program and Business Financing
E4	» Endeavour to attain a 10% growth target in high value/high quality employment by year 5 » Raise awareness of education, learning and training opportunities outside the public school curriculum	» Enterprise Resource Planning System		» St. Lawrence College Knowledge Infrastructure Project

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Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory (Cont.)

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
ECONOMY				
SDR				
E5	<ul style="list-style-type: none"> » Investigate technological advancements in regard to water/wastewater, including: <ul style="list-style-type: none"> » meter reading capabilities » review scheduling/billing in conjunction with above » Focus on environmental and green technology investment 	<ul style="list-style-type: none"> » Energy Cogeneration at Wastewater Treatment Plant Feasibility Study 	<ul style="list-style-type: none"> » St. Lawrence College Continuing Education Energy Workshops » testworX Green IT Program 	
E6	<ul style="list-style-type: none"> » Investigate the possibility of public/private partnerships 	<ul style="list-style-type: none"> » Maritime Discovery Centre » Opportunities pursuant to Downtown and Waterfront Master Plan and Urban Design Strategy 	<ul style="list-style-type: none"> » Marine Discovery Centre 	
E7	<ul style="list-style-type: none"> » Maximize the benefits of and participation in CIPs 	<ul style="list-style-type: none"> » Promotion of CIP Programs 		
E8	<ul style="list-style-type: none"> » Move toward being a more fiscally sustainable City 	<ul style="list-style-type: none"> » Service Delivery Reviews » Annual Capital and Operating Budgets and 10 Year Capital Plan 		
E9	<ul style="list-style-type: none"> » Reduce operating costs for City facilities and seek opportunities to introduce revenue generating initiatives 	<ul style="list-style-type: none"> » Energy Cogeneration at Wastewater Treatment Plan Feasibility Study » Energy Audits of City Buildings and some Energy Retrofits 		
E10	<ul style="list-style-type: none"> » Increase efforts to promote tourism and increase revenues from City events 	<ul style="list-style-type: none"> » Economic Development Strategy 		<ul style="list-style-type: none"> » Frontenac Arch Biosphere Reserve Sustainable Tourism

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DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
ECONOMY				
OP				
E11	» Support the creation of 'green jobs'	» Green job attraction on behalf of the City's Economic Development Department	» Potential solar panel manufacturer and biomass installation » Maple Leaf Environmental Equipment	» Leeds and Grenville Small Business Enterprise Programs
E12	» Create a planning framework that promotes a flexible and adaptable economic environment that encourages investment and a broad range of employment opportunities, and supports the growth of tourism in the City	» New Development Charge and Building Permit Fee Waiver » Downtown and Brownfields Community Improvement Plan Programs » Development Charge Holiday » Building Permit Fee Waivers for Greenfield Industrial Development		» Frontenac Arch Biosphere Reserve Sustainable Tourism
E13	» Ensure that cultural heritage resources, both on shore and in the water, are not adversely affected when considering applications for waterfront development.	» Official Plan can require development to undertake a Heritage Impact Assessment or an Archaeological Impact Assessment for development that may impact Cultural Heritage Resources		» Cataraqui Region Conservation Authority » Brockville Railway Tunnel » Ontario Heritage Trust Sites » Fulford Place Mansion
E14	» Guide the maintenance and growth of economic activity in the City through the development of proactive and flexible land use policies for areas of economic activity	» Green Development Policies in the Official Plan		

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Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory (Cont.)

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
ECONOMY				
E15	» Promote the development of new businesses and economic activities that are not currently available in the City to help maximize employment opportunities through land use policies that permit and encourage the development of such uses	<ul style="list-style-type: none"> » Implementation of Economic Development Strategy » Downtown Brockville Community Improvement Plan » Development Charge Holiday » New Development Charge and Building Permit Fee Waiver » Economic Development Prospect Package » Enterprise Resource Planning System (ERP) 	<ul style="list-style-type: none"> » Maritime Discovery Centre 	<ul style="list-style-type: none"> » Downtown Brockville Business Improvement Area Website and Programs » Thousand Islands Community Development Corporation 10-Year Interest Free Loan » Leeds and Grenville Small Business Enterprise Centre Business Programs » Grenville CFDC Self-Employment Benefit Program and Business Financing » Employment and Education Centre » Eastern Ontario Centre for Advanced Technology Programs (St. Lawrence College)
E16	» Promote employment opportunities that utilize local economic resources and that are resilient to economic change	<ul style="list-style-type: none"> » Economic Development Prospect Package » Economic Development Strategy 		<ul style="list-style-type: none"> » Downtown Brockville Business Improvement Area Website and Programs » Eastern Ontario Centre for Advanced Technology Programs (St. Lawrence College)
E17	» Support business and employment diversification through flexible land use policies and small business development	<ul style="list-style-type: none"> » Official Plan » Economic Development Prospect Package 		<ul style="list-style-type: none"> » Downtown Brockville Business Improvement Area Website and Programs » Thousand Islands Community Development Corporation 10-Year Interest Free Loan » Leeds and Grenville Small Business Enterprise Centre Business Programs » Grenville CFDC Self-Employment Benefit Program and Business Financing
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DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
ECONOMY				
E18	» Foster tourism potential in the City through the protection and enhancement of the City's unique characteristics	» Islands Environmental Audit 		<ul style="list-style-type: none"> » Frontenac Arch Biosphere Reserve Sustainable Tourism » Brockville Arts Centre Events and Exhibits » Brockville Museum Events, Programs, Lecture Series
E19	» Ensure that resources are managed and, where appropriate, developed to promote tourism development and economic growth	<ul style="list-style-type: none"> » Official Plan Policies protect and manage growth in built up areas. » Official Plan identifies areas where employment growth should take place 		<ul style="list-style-type: none"> » Frontenac Arch Biosphere Reserve Sustainable Tourism » Doors Open Brockville » Ontario » Heritage Sites Trust Locations » Fulford Place Mansion
E20	» Recognize and preserve cultural heritage resources as a significant factor contributing to the City's economy	» Official Plan policies protect cultural heritage resources		<ul style="list-style-type: none"> » Ontario Heritage Sites » Brockville Museum » Brockville Railway Tunnel » Brockville Armouries » Fulford Place Mansion

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Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:12:40 AM -05'00'
Boat tours

Number: 2 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 8:22:04 AM -05'00'
Cycling Advisory Committee

Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory (Cont.)

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
ECONOMY				
ECONOMY ANALYSIS				
<p>The gaps analysis for the economy category identified three potential gaps; environmental and green technology investment, participation in community improvement programs and encouraging a stable economic base. Currently, the City of Brockville has invested in green technology projects, such as solar/photovoltaic. Additionally, the private sector and institutions in the City have been very active in developing green education and investing in green technology. The City of Brockville could enhance these efforts by formally offering various incentive programs to develop environmental and green technology. This would also help to encourage a more stable economic base.</p> <p>An important tool to foster growth in green technology sectors could be a community improvement plan. Currently the City of Brockville has two community improvement plans in place: the Downtown Community Improvement Plan and the Brownfields Community Improvement Plan. These are both set to expire in 2012 leaving a gap in investment in revitalization projects. This provides an opportunity to re-evaluate the incentives being offered by the City and the types of projects the City would like to put resources into.</p> <p>Finally, the City has expressed an interest to exceed the growth in employment and population over what is anticipated in the Official Plan to deal with demographic challenges such as an aging population. Ensuring that the City achieves its desired population mix will require a diversification in the City's employment base and ensuring that the City is an attractive place for business investment and families to live. Employment diversification is critical to the long-term sustainability of the City of Brockville.</p> 				

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Page: 34

- Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 1:14:46 PM -05'00'
Encourage tree planting to enhance property values and tourism appeal.
- Number: 2 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 8:24:36 AM -05'00'
See cover doc discussion on growth-based planning
- Number: 3 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 8:24:02 AM -05'00'
Encourage alternative employment mechanisms: cooperatives, barter trade, local scrip
- Number: 4 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 8:28:26 AM -05'00'
Towns planning for sustainability and resilience will be more appealing to young families - greater likelihood of basics needs being covered than in large urban centres or isolated rural areas.

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
SERVICES AND AMENITIES				
CSP				
SA1	» Promote downtown as a destination and to key targets within a one hour drive	» Downtown and Waterfront Master Plan and Urban Design Strategy Implementation		» Downtown Brockville Business Improvement Area Programs
SA2	» Assess and develop enhanced amenities based upon community requirements and feedback	» Community Vitality Index		» Revitalization of Rotary Park/Splash Pad
SA3	» Citizens have access to health care, education, recreation and cultural facilities and services	» Brockville Memorial Centre and Centennial Youth Arena Maintenance and Improvements » Accessibility Plan	» St. Lawrence College Continuing Education, Special Interest Courses and Contract Training	» Doors Open Brockville » Leeds, Grenville and Lanark District Health Unit Education and Programs » Child and Youth Wellness Centre » Leeds and Grenville Education and Programs » Brockville Senior Citizens Club » Education for Quality Accessibility (Brockville Chapter)
SA4	» 2% increase in community visitation and expenditures and utilization of existing amenities.	» Economic Development Strategy	» Canada Senior Games Host (2010) » Various Festivals (Multicultural, River Fest, Jazz) » Riverfront Artisan Village Project Proposal	» Brockville Arts Centre Events and Exhibits » Communities in Bloom Brockville » Museum Events, Programs and Lecture Series » Doors Open Brockville
SA5	» Financial sustainability in all aspects of municipal government	» Economic Development Strategy » Undergoing Service Delivery Reviews concurrent with the annual budget process		
SDR				
SA6	» Undertake a waterfront public use strategy and an Official Plan	» Official Plan Completed as well as the Downtown and Waterfront Master Plan		
SA7	» Undertake a study to determine where an outdoor rink could be established in the City	» Identified in SDR's		

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Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory (Cont.)

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
SERVICES AND AMENITIES				
SA8	» Environmental Audit completed and being implemented	» Environmental Audit Underway by City		
SA9	» Maintain and improve the City's docking and mooring facilities at the harbourfront	» New docks added in Tunnel Bay	» New transient dock in Tunnel Bay for Tall Ships Landing	
SA10	» Improve the look and feel of the City by planting more and increasing the maintenance of trees and athletic fields	» Retention of an Arborist identified as priority in SDR's		» Downtown Brockville Business Improvement Area Adopt a Tree Program
OP				
SA11	» Maintain, improve and optimize its infrastructure including all water and wastewater infrastructure, stormwater management, waste management, telecommunications and other public utilities in order to better serve existing and future City residents.	» Solid Waste Master Plan » Gas Tax Funding Infrastructure Investments » Official Plan can require development to utilize existing services prior to extending services into new areas » Protecting the Urban Reserve Area		
SA12	» Develop a multi-purpose trail system through a linked open space system	» Municipal Trails Development » Official Plan can require maximum benefit under the <i>Planning Act</i> for new parks and open spaces		
SA13	» Improve overall walkability through connecting trails, streets, and open spaces	» Schedule 5 of the Official Plan identifies an active transportation network and shows future trail connections		» Brock Trail Committee established
SA14	» Provide and encourage active transportation options throughout the City	» Cycling Advisory Committee established		
SA15	» Improve opportunities for public transit	» Official Plan allows for increased density along transit corridors » Official Plan allows for improved transit operations and frequency	» Via Rail Brockville Train Station	

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DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
SERVICES AND AMENITIES				
SA16	» Coordinate pedestrian, cyclist and motor vehicle traffic and circulation	» Official Plan Transportation Analysis		
SA17	» Minimize emissions and energy use City-wide	» On-road cycling network » Complete construction and connections to Brock Trail		
SA18	» Minimize emissions and energy use City-wide	» Energy Efficient Street Light Conversion Program » Installation of solar panels on Memorial Centre and Operations Centre	» Noterra Organics Major Composting Site	
SA19	» Contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision making, and operations	» Household Refuse Collection Limit » Curbside Blue Box Program » Refuse Transfer Station/Tipping Fees for Large Refuse Items » Brockville Hazardous Waste Days » Backyard Composting Program » Leaf and Yard Composting Site		

SERVICES AND AMENITIES ANALYSIS

The gaps analysis conducted for the Services and Amenities category identified two gaps: a need for more and interconnected active transportation options and strengthening of the public transit system in Brockville. The City of Brockville currently has a number of trails available to the public; however, through enhanced trail maintenance and development, as well as partnerships with regional municipalities, the Province of Ontario and the private sector a strong interregional active transportation network could be achieved.

Additionally, residents have expressed the need to examine opportunities for increasing availability of public transit. This has been identified as a community priority in order to deal with transportation demand management and community demand.



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Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:13:41 AM -05'00'
Implement a multi-modal transportation hub

Table 4-3: Combined Goals and Objectives and Community Initiatives Inventory (Cont.)

DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
COMMUNITY AND PEOPLE				
CSP				
CP1	» Promote a family and immigration friendly City and establish an active recruitment campaign	» Brockville Residential Relocation Guide » Immigration Expo		
CP2	» Recruit young families	» Brockville Residential Relocation Guide » Immigration Expo		
CP3	» Promote Sustainability Focus in all aspects of City Administration – environment and financial	» City of Brockville 'Being Green' Website		
SDR				
CP4	» Increase efforts to bring in new families	» Residential Relocation Book		
CP5	» Build out existing subdivisions	» Intensification Policies of Official Plan		
CP6	» Increase efforts to attract new tourists to Brockville and make the City a more diverse place to visit	» Economic Development Strategy		<ul style="list-style-type: none"> » Brockville Arts Centre Events and Exhibits » Doors Open Brockville » Frontenac Arch Biosphere Reserve Sustainability Tourism » Communities in Bloom Brockville » Museum Events, Programs and Lecture Series
OP				
1	» Identify and promote intensification, infill and development of vacant and/or underutilized sites, and areas in transition in the Urban Area, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs	» City of Brockville Brownfield CIP » Land Use and Growth Management Strategy » Require opportunities for infill and intensification be considered prior to development of greenfield areas	» Marine Discovery Centre	
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DOC/ NO.	GOALS/OBJECTIVES	CITY INITIATIVES	PRIVATE INITIATIVES	COMMUNITY INITIATIVES
COMMUNITY AND PEOPLE				
CP8	» Develop land use patterns in the City that are compact and efficient	» Land Use and Growth Management Strategy		
CP9	» Provide a variety of housing forms, tenures and level of affordability through development, redevelopment, intensification and infilling projects	» Land Use and Growth Management Strategy » Require new developments of over 5 hectares to incorporate several types of housing to increase affordability		
CP10	» Encourage the design of compact and complete neighbourhoods that are consistent with sustainability principles	» City of Brockville Brownfield CIP » Downtown and Waterfront Master Plan and Urban Design Strategy		
CP11	» Direct new urban development to the built up area	» Land Use and Growth Management Strategy		

COMMUNITY AND PEOPLE ANALYSIS

The gaps analysis conducted for Community and People determined that the City has undertaken a significant number of initiatives with respect to family recruitment and attracting immigrants. The City understands that population and employment diversification depends largely on attracting new skilled residents to the City. It was determined that the City should consider enhancing and expanding existing programs to deal with diversification.



The combined inventories and associated analysis by category has provided an understanding of what gaps were identified, and add insight into why each program identified in Chapter 5 has been recommended.

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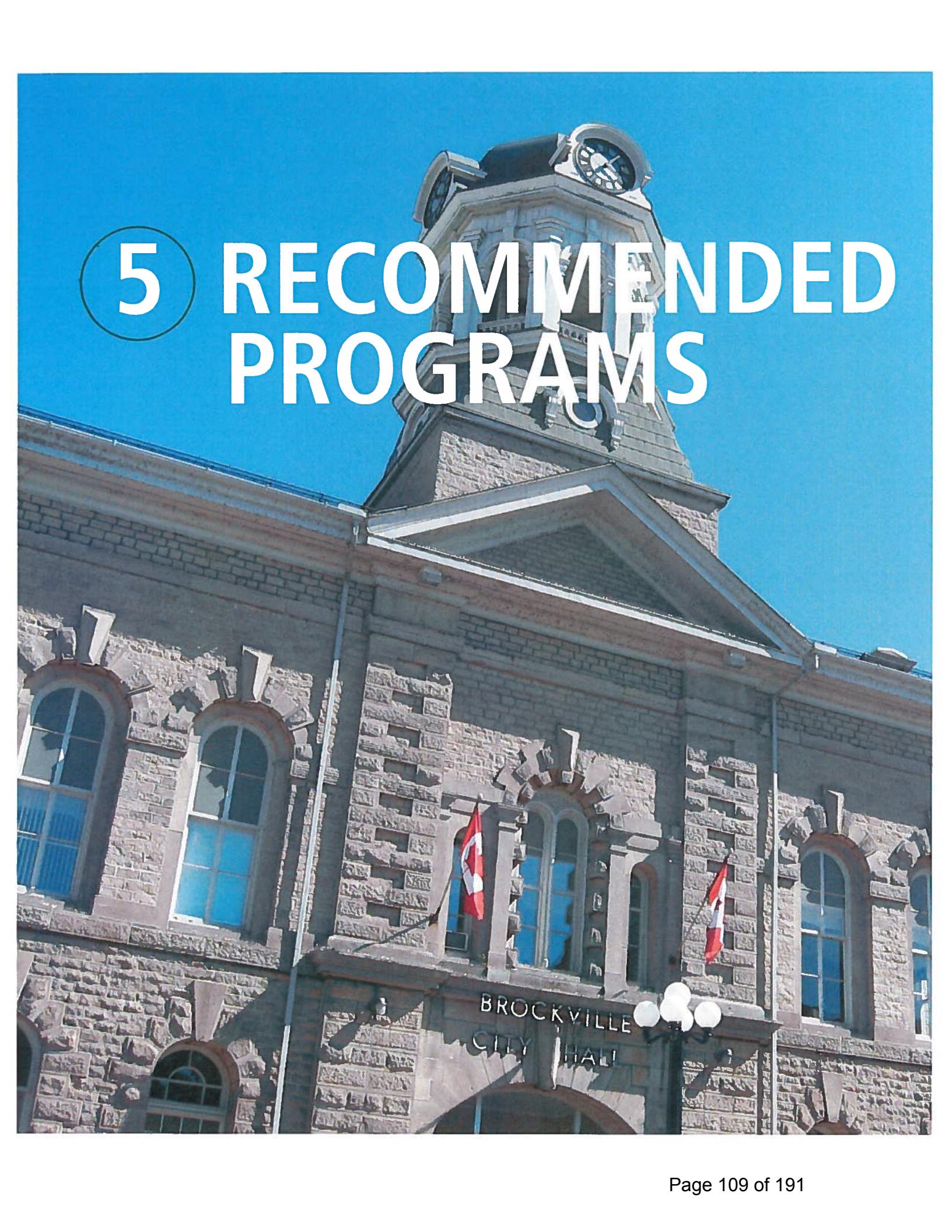
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Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 1:16:00 PM -05'00'
Promote the innate resilience of the City: community size and cohesiveness; beside major waterway (potable water; energy production, transportation); close to productive farmlands; accessible by low-energy transport modes (rail, water, foot, cycle, bus)

Number: 2 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 8:49:45 AM -05'00'
Learn **from** our immigrant population (eg food skills)



5 RECOMMENDED PROGRAMS



As discussed in Chapter 4, a gaps analysis was conducted in order to determine if the City of Brockville is currently achieving its stated goals and objectives relating to sustainability. After conducting this in-depth analysis of municipal policy documents and initiatives, **potential gaps relating to goals and objectives were established.**

Upon examining the potential gaps, a set of strategic directives were developed that attempt to fill the gaps, these are:

- » **Sustainable Community Improvement Plan** – The expiration of the two existing CIPs in the City, a new sustainable CIP is recommended due to the increased incentives for sustainable initiatives.
- » **Community Energy Plan** – To achieve the goals and objectives that refer to increasing the City's energy efficiency, renewable energy programs, and increasing the renewable energy in the City, a Community Energy Plan is a logical next step. The Plan would first evaluate the level of energy use in the City, and subsequently offer programs to decrease energy use and increase the amount of renewable energy being generated in the City.
- » **Energy Retrofit Program** – An Energy Retrofit Program, with assistance from the Community Energy Plan, intends to identify which buildings in the City are significant energy users and provide direction as to how the City may increase energy efficiency by implementing new energy-efficient fixtures, heating and cooling solutions, among other programs.
- » **Green Building Standards** – Green Building Standards would assist the City in achieving the goals and objectives surrounding new building efficiency, and implementing LEED into new neighbourhoods and buildings throughout the City.
- » **Transportation Master Plan (including active transportation)** – A Transportation Master Plan, including components for active transportation, would assist the City in identifying where improvements are required and how to adequately and properly connect the City's trails and walkways to ensure individuals can access all areas of the City through active transportation.
- » **Local Food Strategy** – A Local Food Strategy would identify ways of encouraging and establishing local food programs in the City of Brockville. This could in turn result in economic development, as well as the establishment of partnerships with community groups and local farmers.
- » **Delegation of Sustainability Plan Implementation to the Manager of Strategic Initiatives** – The Manager of Strategic Initiatives would oversee the implementation of the strategic directives. They would work directly with the City Manager and would be responsible for updating Council and the public on all sustainability related initiatives.

The strategic sustainable programs can be directly linked to 'filling' the gaps identified in Chapter 4.



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5.1 Strategic Programs

5.1.1 SUSTAINABLE COMMUNITY IMPROVEMENT PLAN

Currently in Brockville there are two Community Improvement Plans (CIP): The Brownfield and Downtown. These will expire at the end of 2011. In order to replace these Plans as well as offer more incentives for sustainable site development, energy efficiency, renewable energy development etc., within the City of Brockville, it is recommended that these CIPs be combined and offered as one 'Sustainable Community Improvement Plan" thus filling the gap of the expiring existing CIPs and replacing them with a CIP that helps to achieve the sustainability goals of the City of Brockville.

A CIP in the City of Brockville would seek to provide incentives to advance the actions and goals of this Plan. By offering incentives, Brockville becomes a place that is attractive for investment.

Under the authority of the *Planning Act*, a municipality can designate a community improvement project area, prepare and adopt a CIP for this project area and exercise the following powers and tools:

- » Acquire, hold, clear, grade or otherwise prepare land for community improvement (Section 28(3) of the *Planning Act*);
- » Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan (Section 28(6));

- » Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan (Section 28(6)); and
- » Make grants or loans to registered owners, assessed owners and tenants of land and buildings within the community improvement project area, to pay for the whole or any part of the cost of rehabilitating such lands and buildings (Section 28(7)).
- » Under the *Planning Act* municipalities can reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. In addition to granting powers and tools, the *Planning Act* (Section 28(7.1)) identifies Eligible Costs for which municipalities can provide community improvement grants and loans. Eligible costs include costs related to:
 - » Environmental site assessment;
 - » Environmental remediation;
 - » Development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes; and
 - » The provision of energy efficient uses, buildings, structures, works, improvements or facilities.



Community Improvement Plan for Downtown Brockville

The Downtown Brockville Community Improvement Plan was designed to establish a framework for the implementation of various programs that promote and achieve improvements and enhancements in the downtown area of the City of Brockville. The primary goal of this Community Improvement Plan has been to promote and encourage commercial revitalization in the downtown area. This CIP also promotes the development of mixed use buildings, as it is critical to cultivating and preserving an active downtown. Vacant buildings exist in the downtown core area, resulting in underutilization of lands. Optimal use of these lands result in a vibrant downtown core area.

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The incentive programs that are offered by this CIP include:

- » **Tax Increment Equivalent for Rehabilitation and Redevelopment (TIERR) Grant Program:** this program provides grants to owners of lands and buildings who undertake improvements or redevelopment that would result in an increased property assessment. The TIERR Grant Program offers a grant of 100% of the increase in municipal realty taxes paid annually for a maximum period of five years.
- » **Heritage Signage Grant Program:** At the outset of the CIP a Heritage Signage Grant Program was available to owners or tenants of buildings who construct a 'Heritage' sign on their buildings. A grant of \$1000 or 50% of the cost of the sign. This program was meant to stimulate property improvements, increase building visibility, and encourage visual continuity in the downtown area. The program expired in October of 2007.

- » Building and Plumbing Permit Fee Grant Program: This program provides for a grant equivalent to the fees paid for Building Permits and Plumbing Permits within a designated area. The program is meant to stimulate and encourage development and property improvements. The grant represents 100% of equivalent fees paid for building permits and plumbing permits for approved properties.

These incentive programs may be carried through to the Sustainable CIP depending on current and expected performance after the programs expire.

Brownfield Community Improvement Plan

The purpose of the Brownfield CIP is to create incentives for the redevelopment of sites suffering from either the perception of, or actual, environmental contamination. Without public funding assistance these sites may remain contaminated, underutilized and/or derelict and otherwise never achieve their highest and best use. By bringing contaminated lands back into productive use, this plan works hand in hand with the CIP for Downtown Brockville to guide the regeneration of sites in the downtown area.

The incentive programs offered by this CIP include:

- » Municipal Tax Increment Equivalent Grants (TIEG): Tax Equivalent Grants are utilized by property owners to take advantage of the benefits associated with the assessment and property tax generated through redevelopment initiatives. The TIEG is provided as a grant equivalent to a specified increase in the municipal portion of the increase in property tax which is generated through redevelopment. This type of grant provides financial assistance early in the project which is often rare.
- » Province of Ontario Brownfield Financial Tax Incentive Program: In order to stimulate redevelopment of Brownfield properties this

program provides provincial education property tax assistance to match municipal property tax assistance for cleanup of eligible brownfield properties. Under the program, the Province can cancel all, or a portion of the education property taxes of a property for up to three years.

- » City of Brockville Environmental Remediation Tax Cancellation Assistance Program: This program provides incentives in the form of property tax cancellation for eligible properties as an incentive for environmental rehabilitation.

Recommendation: Prior to these CIPs expiring at the end of 2011, commence work on a 'Sustainable Community Improvement Plan' that will replace and carry forward the successful programs of both CIPs. It is recommended that this program will be administered by the City of Brockville Planning Department and will work to create incentives for Downtown and Waterfront revitalization, retrofits, green initiatives, brownfield redevelopment and energy projects. The potential to add additional programs and administer the programs identified below will be dependent upon the costs associated with the program, available sources of funding, and staff resources available for implementation.

Some potential incentive programs that may be offered as a part of this program include:

- 1 » Sustainable Development Tax Increment Equivalent Grant Program: This program would offer grants to eligible applicants who Municipal Property Tax has increased as a result of the development or redevelopment, construction or reconstruction of green employment uses, implementation of renewable energy projects, or the improvement of energy efficiency of a building. The program would encourage private sector investment in properties and buildings within the Community Improvement Project Area by
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deferring the full increase in taxation associated with the reassessment through grants that are equivalent to a portion of the resulting property tax increase.

- » **Sustainable Employment Planning Permit Fee Charge Exemption/Reduction Program:** This program enables planning permit fees exemption/reductions to applicants for the development or redevelopment, construction or reconstruction of eligible industrial green employment uses within the Community Improvement Project Area. The program will provide assistance by reducing property improvement costs and will result in tax increases through redevelopment for the City of Brockville.
- » **Brownfield Tax Assistance Program:** This program can be carried through from the existing Brownfield CIP and would make financial assistance available to eligible applications whose properties require environmental remediation and/or risk assessment prior to redevelopment. The City may freeze or cancel a part or all of the municipal and education taxes on a brownfield site during the rehabilitation and development period.
- » **Sustainable Innovation Grant Program:** this program offers grants to eligible applicants for the completion of studies that are intended to determine the feasibility of or to support green employment uses, green energy efficiency building retrofit or development of a renewable energy program. This program may work towards the goal of the community of becoming a centre of excellence in technology.
- » **Façade Improvement Grant Program:** this program offer grants to property owners who improve their facades, including front, rear and side walls, windows, signage, awnings, hanging plants and façade lighting.

- » **Landscape Improvement Grant Program:** This program offers grants to help property owners improve the landscaping of their properties.
- » **Building Permit Fee, Planning Fees and Development Charges Grant Program:** This program allows the City to waive certain building permit fees, planning application fees (minor variance, zoning by-law amendment, official plan amendment, site plan application) or development charges to help reduce the cost of investment in Downtown Brockville, with consideration for affordable housing.
- » **New Construction Grant Program:** This program would offer grants to compatible, new development, including appropriate redevelopment and infill projects to assist in the cost of demolition, construction, feasibility studies, site assessments or other studies.
- » **Energy Efficiency Retrofit and Building Code Compliance Grant Program:** This program would offer grants to improve the overall energy efficiency of a building (potentially only for buildings of a specified age) or to bring the building into compliance with the Building Code. The intent of this grant is to promote adaptive reuse of heritage buildings and to support the long-term maintenance and sustainability of these buildings.
- » **Heritage Design Study or Feasibility Study Grant Program:** This program would offer grants to assist property owners in undertaking a heritage design study or heritage property restoration feasibility study, to help promote the continued maintenance and use of heritage buildings.

5.1.2 COMMUNITY ENERGY PLAN

As part of the City of Brockville's commitment to sustainability, a Community Energy Plan may be undertaken in order to set targets for energy reduction, develop energy efficient building standards and make growth in the renewable energy sector a priority for the Municipality.

Community Energy Plans are developed through establishing an energy baseline and setting targets for higher energy performance. Targets are set for residential, commercial, industrial and transportation sectors. This involves:

- » Maximizing efficiency in homes, buildings, industries and transportation;
- » Maximizing the use of clean and alternative energy solutions;
- » Maximizing the use of economically viable renewable energy sources; and
- » Minimizing peak and average load increases on the grid.

Additionally, these plans are developed through consultation with the public and set out implementation measures to the Municipality to achieve reduction targets. These recommendations may include:

- » Adopting an energy performance label, such as EnerGuide or Energy Star to establish building standards for efficiency;
- » The restructuring of energy service providers;
- » The development of a district energy system;
- » The development of partnerships with local schools and utility companies; and

Standards relating to efficiency, recovery, cogeneration, renewable energy.

Community Energy Plans result in tangible benefits for the municipality including improvements to the delivery, reliability and affordability of local services, a reduction in greenhouse gases, cost savings, better forecasting of future energy needs, job creation and the potential to assess alternative technologies.

Many communities in Ontario have already undertaken the process of developing a Community Energy Plan, including the City of Guelph and the Town of East Gwillimbury. The City of Guelph Community Energy Plan was developed to help establish a reliable energy future by continually increasing the effectiveness of how energy is used and managed. It also made the commitment to reducing its per capita greenhouse gas emissions below the global average and lower than comparable Canadian cities.

Recommendation: The City of Brockville develop and implement a Community Energy Plan to coordinate current and future energy needs, promote renewable energy projects, encourage retrofits in the community, and promote overall greater sustainability as it relates to energy.

The City of Brockville may also apply to the Green Municipal Enabling Fund for grants for the creation of a Community Energy Plan.



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Number: 1 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 1:17:13 PM -05'00'

This could be nudged toward an Energy Descent Action Plan, as advocated by the Transition Town movement.

Number: 2 Author: Transition Brockville Subject: Sticky Note Date: 10/02/2012 7:14:25 AM -05'00'

Excellent!



5.1.3 ENERGY RETROFIT PROGRAM

Significant emphasis in recent years has been placed on the importance of energy efficiency and the savings that can be made available to municipal governments through the use of retrofit programs. In the City of Brockville, renewable energy is becoming increasingly popular with projects currently underway or in the early stages including the Memorial Civic Centre Solar Installation, the Gord Watts Municipal Centre Solar Installation, and the St. Lawrence College Solar Installation on the Brockville Campus. Energy efficiency retrofits are not only sustainable but also offer significant opportunities for the municipality to save money on overall maintenance and energy costs. **Table 5-1** provides an overview of case studies that highlight the benefits of retrofitting municipal facilities in order to improve energy efficiency and save on overall operation costs.

It is understood that the upfront capital costs and longer return on investment in large scale retrofit projects can be deterrence from investing in energy projects and retrofits. However, numerous federal and provincial government programs are available to assist with energy retrofit projects. Some of these programs are described below:

- » Natural Resources Canada ecoENERGY Retrofit Incentive for Buildings: offers financial incentives for existing homes, buildings and industrial processes up to \$10/gigajoule of estimated energy savings of the project, 25% of the eligible costs of the project or \$50,000 per project. Prior to applying for this program a pre-project energy audit of the building is required.



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Upfront capital costs have been diminishing with global demand. However, these savings may eventually be more than offset through increases in traditional energy costs (risk of collapse of complex production and JIT-based delivery systems)

- » Enbridge Gas Retrofit Incentives: Up to \$100,000 in one-time incentives for upgrading or retrofitting existing buildings through higher efficiency, better building controls, water conservation and efficient ventilation.
- » Ontario Power Authority Electricity Retrofit Incentive Program: Focusing on the areas of lighting, motors, heating ventilation and air conditioning and overall electricity systems, this program provides financial grants to projects that result in greater energy efficiency. The amount of financial assistance is determined on a case by case basis.
- » Data Centre Incentive Program: provides incentives to program participants who enact both IT and non-IT energy efficiency measures in data centres at a rate of \$800/kw for non lighting retrofits and \$400/kw for lighting retrofits up to a maximum of 50% of the project costs.
- » Ontario Solar Thermal Heating Incentive: offers grants of up to \$80,000 for the installation of a qualifying solar water or solar air heating system. This can provide up to 25% of the installation of an eligible solar project. This program will also match grants received from the ecoENERGY program.
- » Community Energy Partnership Program: offers grants that apply to Project Design and Development Activities and obtaining regulatory approvals. The maximum total grant per project is \$200,000. This program will provide financial assistance for solar, wind, waterpower, and biogas/biomass/landfill gas.
- » Green Municipal Fund: offers \$550 million to support partnerships and leverages both public and private-sector funding to reach higher standards of air, water and soil quality, and climate protection. Grants are available for sustainable community

plans, feasibility studies and field tests, while a combination of grants and loans are available for capital projects. Funding is allocated in five sectors of municipal activity: brownfields, energy, transportation, waste and water.

These and other available grants make renewable energy projects and energy retrofit projects much more feasible and cost effective.

Recommendation: The City of Brockville should undertake energy audits of all municipal facilities, including the Wastewater Treatment Plant and the Brockville Landfill to determine the potential for energy efficiency retrofits or energy projects. This could include projects that create energy from facilities such as the Landfill in order to generate power, reduce energy costs to operate facilities, and contribute to the overall sustainability of the City.

This program would be administered by the Operations Department of the City of Brockville with support from Economic Development to assist with applying for the various grants. This program would be administered over the next five years.

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5.1.4 GREEN BUILDING STANDARDS

As part of the Official Plan project, sustainable neighbourhood development standards and green site design building standards were established in policy with the aim of improving energy efficiency, water efficiency and air quality. These standards were based on the criteria of Leadership through Energy and Environmental Design (LEED) Neighbourhood Design and LEED New Construction. The Official Plan states that the City shall encourage all development in the City to be consistent with these sustainability principles and that the criteria should be addressed.

Furthermore, Green Building Standards for the City of Brockville would also encourage site and building design that is friendlier and would have measurable improvements on air and water quality; increase energy and water efficiency and solid waste diversion rates; reduce greenhouse gas emissions; and enhance ecology and the natural environment.

The Green Building Standards could be included on the City development application system to include Green Development elements in the form of a checklist. This checklist would provide the City of Brockville with data on how many green elements are included in the development. Other municipalities, such as the City of Toronto, the Town of East Gwillimbury, and the Town of Markham, currently have required Green Building Standards, however at this time this is not contextually appropriate in the City of Brockville.

The Green Building Standard should also be tied to the incentive programs that would be included in the Sustainable Community Improvement Plan. The specific site and community design elements that are

included in the CIP programs should be included in the development application form, this would help to monitor the success of the CIP and how many green elements are being included in the development.

Recommendation: Update the current development application form to include a Green Building Standard check list and undertake on-going tracking of the number of green building elements that are included. After two years of monitoring, consider implementing an incentive program to encourage green elements in development. Incentives could include fee waiving and fast tracking of applications.

5.1.5 TRANSPORTATION MASTER PLAN

Transportation Master Plans guide day-to-day decisions relating to all modes of transportation, including active, public and use of the private automobile over a long time horizon. Transportation, both active and public transit have been identified by City of Brockville residents as an important focal point. Brockville has numerous assets relating to transportation, including several important trails. The Transportation Master Plan would set out the policies that would guide transportation infrastructure development and will also influence the trips taken by residents. It will also help to deal with travel demand and accessibility needs as the population ages. A Transportation Master Plan would be cognizant of the fiscal restraints of the City of Brockville, and it would help to delay and possibly eliminate the need for significant capital investment in new transportation infrastructure.

Sustainable transportation involves transportation demand management, a focus on active transportation and reducing the total number of trips taken by the private automobile. This can be achieved through trail development and marketing and investment in public transportation. The Transportation Master Plan could also include a transit master plan, which could lead to transit ridership and a decrease in the number of trips taken in the private automobile.

The following are common elements of Transportation Master Plans; however, they could be tailored to meet the needs of the City of Brockville:

- » Roads;
- » Walking;
- » Cycling;
- » Public Transit;
- » Transportation Demand Management;
- » Parking;
- » Intercity Transportation;
- » Financial Capability; and
- » Implementation.

Recommendation: It is recommended that the City of Brockville consider undertaking a Transportation Master Plan that specifically addresses issues relating to public transportation and active transportation. Additionally, this Plan could address issues relating to accessibility and mobility.

5.1.6 LOCAL FOOD STRATEGY

Local food issues have been identified through consultation with the community as well as through the number of community-based initiatives relating to local food that have been established. To help coordinate these efforts, establishing partnerships with local champions, the United Counties of Leeds and Grenville, the Frontenac Arch Biosphere Reserve, and with local farmers, the City of Brockville can prepare a Local Food Strategy. A Local Food Strategy would address the gap that exists by facilitating and potentially providing incentives for local food production and distributions. The Strategy would also help to establish partnerships and lay the foundations for the development of a regional local food policy. Some goals and objectives of Local Food Strategies include:

- » Focusing on Food Friendly Neighbourhoods: through the establishment of community gardens, community kitchens and local farmers markets. Food friendly neighbourhoods also help to integrate local food into restaurants, businesses, schools and municipal facilities.
- » Expansion of Urban Agriculture: this involves the establishment of urban agriculture plots where urban residents, seniors housing, restaurants and businesses can grow their own food. This would help to incorporate local food and could also provide economic opportunities. The Local Food Strategy could assist with ensuring that the zoning in the City permits urban agriculture uses.
- » Ensuring Enabling Policies to Expand Healthy Food Access: the Local Food Strategy could assist the City in ensuring that City policies are in place to expand local food initiatives such as bake ovens, farmers markets, community gardens, school gardens, and fresh food markets on City property.
- » Cultivate Small Food Business Start-ups: economic development could be made part of the Local Food Strategy by providing support to small and start-up food entrepreneurs. This could provide a good opportunity to engage the community as well as regional partners.

- » Link Local Producers with Urban Consumers: the farmer's market in Brockville provides a good starting place, however opportunities such as establishing a local food terminal for rural farmers to come and distribute their produce could be established.

Developing a Local Food Strategy could provide economic benefits, as well as satisfy the community desire for the incorporation of local food into restaurants, facilities and schools.

Recommendation: It is recommended that the City of Brockville prepare a Local Food Strategy to identify priorities relating to local food, as well as potential opportunities for development. The City could work with community members such as local farmers and distributors to identify the best ways to promote the use of local food in the community.

The foregoing recommended strategies represent an opportunity for the City to fill the identified gaps identified in Chapter 5. These recommendations have been provided with the understanding that the City may prioritize and fund each initiative based on the financial resources of the City and they are sensitive to objectives on fiscal sustainability. Additional actions, which function on a longer implementation schedule and were also identified as part of the inventory in Chapter 4.

A critical component of the success of any plan is an implementation strategy that is sensitive to the human and financial resources. The vast majority of the actions that are outlined in this Plan can be implemented by City government; however, many do require cooperation and support from the community. Through the implementation of the recommended strategies, as well as longer-term actions the City of Brockville will see measurable achievements towards the creation of a more sustainable community.

5.2 Monitoring & Indicators

Monitoring will be an important component of this Plan in order to ensure that it is updated to reflect the changing conditions in the City. The actions in the Plan are based on an interpretation of the goals and objectives of the OP and CSP. The Plan is based on the assumptions and regulatory environment for both of these foundation documents. Therefore, it will need to be reviewed from time to time to allow for adjustments and ensure that it evolves in line with the priorities and characteristics of the City. The following approach will be taken to monitoring:

- » Establishment and Consultation with the Manager of Strategic Initiatives will be necessary in order to determine how and what initiatives and actions need to be enhanced, augmented or reviewed for renewal. As part of this consultation, annual work plans will be developed and provided to Council to update the status of the implementation of the actions outlined in this report.
- » Indicators have been developed as part of the OP, CSP and this Sustainability Plan which will be used to measure the success of the actions and strategies for implementation against the stated goals and objectives. Using qualitative and quantitative measures, the City can illustrate trends and can be turned into criteria to allow the City of Brockville in further including sustainability in municipal decision making and actions. Additionally, indicators can be used to provide updated information regarding the success of sustainability initiatives in the City to the Public.
- » Conduct a five-year Sustainability Plan review in tandem with the five-year Official Plan review to determine if the actions that are outlined have been effective at achieving the goals set out in the plan. Using adaptive management, the actions can be augmented and the goals of the plan revisited.
- » It will be important to respond to changes in the regulatory environment, currently Sustainability Plans are required in all provinces except Ontario to receive Ontario Gas Tax funding, it will be important that the plan be augmented to deal with the changes in the regulatory environment. The annual work plans developed by the City's Senior Management Team, in consultation with the City Manager, should include a review of the changes to the regulatory framework.

5.3 Review and Reporting

Manager of Strategic Initiatives

The role of the Manager of Strategic Initiatives will be to oversee, generate, and promote sustainability initiatives at the City of Brockville and within the Community. It would be the responsibility of the Manager to work with the Economic Development Office to ensure that the goals and objectives relating to employment diversification are reached and reported on. The Manager will also work to create and strengthen partnerships that relate to sustainability. It would oversee the implementation of the Sustainability Plan and would provide an opportunity for local community members to engage with local government on the topic of sustainability. Community uptake will be measure of the success of this plan.

The Manager of Strategic Initiatives, with assistance from the City Manager and the Economic Development Office, would also be responsible for facilitating and fostering partnerships between the municipality and local sustainability groups. Partnerships are crucial to the expansion of sustainability initiatives in the City of Brockville. One such example of this would be the opportunity to expand and enhance the Campus Sustainability Initiative at St. Lawrence College. Through partnerships, the municipality will be able to garner support and leverage financial investment and help the City of Brockville expand sustainability initiatives in the City.



Communications Plan

Building on the work conducted on the 'Green Brockville' component of the City website, a communications program should be developed that promotes sustainability in the community. The Communications Program should provide for opportunities where sustainability can be presented and marketed to the public, including measuring the success of the actions outlined in this Plan. Some elements of the Communications Plan may include a campaign to raise awareness and put sustainability principles into

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Good. Also need to engage service clubs, agencies, faith groups, etc. in these partnerships.

practice. Additionally, the Communications program could also develop an advertising partnership where sustainable programs and products can be advertised on the City's 'Green' website. The Communications Plan could also raise awareness about the programs and incentives that will be offered in the Sustainable Community Improvement Plan.

Finally, the Communications Program could also include a recognition component where members of the community and sustainability champions would be recognized. 'Green Brockville' awards could provide the opportunity to showcase sustainability in the City. Awards given out would be decided by the Manager of Strategic Initiatives, in consultation with the City Manager and Council. The Communications Plan will be administered by the Economic Development Department and would be rolled out immediately. Included in this Communications Plan would be the provision for recognition of sustainability champions in the community.

Adaptive Management

Adaptive management understands that not all policies may be successful, and that through implementation and monitoring, deficiencies and areas for improvement may need to be identified. By employing a mechanism whereby changes to the actions and recommendations are welcomed, greater success may be achieved.

If it is determined, through the indicators presented in Table 6-1, that one or more areas are in need of improvement, then the adaptive management approach will be used to evolve recommended initiatives. Some examples of potential changes include:

- » Growth is less or more than anticipated – conduct a 5-year Official Plan review;
- » A major amendment to the Official Plan or the completion of a new Community Strategic Plan that would alter the basis upon which certain recommendations and actions were developed in this Plan;
- » Loss of a major employer – partner with senior governments for economic adjustment assistance, utilize the Economic Development Strategy to assist with diversification;
- » Significant recreational pressures on City owned Islands – implement policy to restrict use of the islands; and
- » Decrease in tourism due to border restrictions, or changes in currency promote diversification beyond tourism or create partnerships with American Counterparts to work together.

5.4 Timing

These represent a few of the possible positive benefits of employing an adaptive management approach. This approach understands that the social, environmental and economic climate is fluid and can change. This approach also recognizes that the Community Strategic Plan and the Official Plan, which were used to inform this Plan, will evolve over time. The Community Strategic Plan was developed with a five-year horizon and will be reviewed and potentially updated early in the next term of Council. This review may result in the establishment of different goals and objectives, which could impact the goals and objectives established for the Official Plan and Sustainability Plan. Upon completion of the review of the Community Strategic Plan, the Official Plan, which has a twenty-year horizon and is required by the *Planning Act* to be reviewed every five years to ensure consistency with provincial legislation, will be reviewed and potentially updated. Due to the review of the two documents and their significance in providing the basis for the goals and objectives in the Sustainability Plan, the Sustainability Plan will be updated to ensure its consistency. These approaches ensure that the City is well equipped to deal with changes.

In addition to the strategies for immediate implementation that are identified in Section 5.1, through the use of the OP and the CSP long-term actions have been identified. These actions are identified in Table 5-1 and are divided into short, medium and long term timeframes. Additionally, Table 6-1 provides indicators for monitoring each one of the actions. These indicators will assist in determining the success of the action against stated goals and objectives. They can also provide valuable information to the City of Brockville for municipal management, policy setting and capital budgeting.

It is understood that sustainability is not static and many of these actions require significant fiscal resources. With that in mind, the actions have been divided into long, medium and short-term categories for implementation.

As mentioned previously, the implementation of the actions are dependent on the financial and the human resources of the City. It also must be emphasized that should the City have other priorities, as decided by Council, the implementation of the identified actions may be delayed. Should this be the case, this Plan should be updated to coincide with the updated schedule.

Table 5-1 | Implementation Timing

	 1 SHORT TERM (1-5 YEARS)	MEDIUM TERM (6-10 YEARS)	LONG TERM (10+ YEARS)	INDICATORS
ENVIRONMENT	<ul style="list-style-type: none"> » Meet a portion of energy needs from local renewable energy sources » Monitor activities and carbon footprint trends in operations, 2010-2014 » Prepare a St. Lawrence Park Master Plan » Reduce the frequency of grass cutting from twice weekly to once weekly » Employ an arborist for Parks and Recreation purposes » Implement recommendations of the Islands Environmental Audit to ensure that this unique environmental asset is protected and preserved for future generations 	<ul style="list-style-type: none"> » Establish sector-specific targets for greenhouse gas emissions and air pollution reductions » Contribute to and show leadership by considering air quality and climate change within municipal culture, decision making, and operations » Carbon reduction action plan » Prepare a Natural Heritage and Open Space System Strategy » Prepare a Natural Heritage and Open Space System Strategy 	<ul style="list-style-type: none"> » Minimize the use of non-renewable resources when designing community services by selecting quality, durable, recycled and energy/water efficient materials » Work with neighbouring municipalities to address a regional ecological approach to a Natural Heritage System, and to develop a Natural Heritage and Open Space System Strategy 	<ul style="list-style-type: none"> » Total area of protected natural heritage » Total land designated to protected open space » Percentage of new development that is infill vs. green field » Number of new trees planted » Total number of naturalization projects » Total area of landscaping initiatives » Completion of the identified Master Plans and By-laws <p>Total new green energy project starts</p> <ul style="list-style-type: none"> » Number of new energy efficient public and private buildings » Number of energy audits performed » Number of energy retrofits conducted » Energy used by municipal operations <ul style="list-style-type: none"> » Electricity » Natural Gas » Fuel (oil, gas, diesel)
ECONOMY	<ul style="list-style-type: none"> » Explore opportunities to generate energy from renewable sources as a revenue generation method, or to power municipally-owned facilities » Promote and encourage business and homeowner participation in programs that reward or provide incentives in energy efficient technologies. 	<ul style="list-style-type: none"> » Seek and promote financing opportunities for renewable energy projects, such as incentives » Aim to attract economic growth by promoting opportunities of renewable energy projects 	<ul style="list-style-type: none"> » Protect future employment lands for the long term and prevent incompatible uses from locating in existing employment areas. » Recognize and preserve cultural heritage resources as a significant factor contributing to the City's economy 	<ul style="list-style-type: none"> » Total number of new financing programs for renewable energy » Total dollars awarded as financial incentives for renewable energy projects » Total number of renewable energy projects » Total dollars received as renewable energy funding
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	SHORT TERM (1-5 YEARS)	MEDIUM TERM (6-10 YEARS)	LONG TERM (10+ YEARS)	INDICATORS
ECONOMY	<ul style="list-style-type: none"> » Encourage the development of private and public renewable energy projects » Develop a tourism strategy to identify tourism assets and opportunities to promote and enhance tourism » Encourage partnerships with tourism industry to enhance collaborative Marketing Strategy » Ongoing Active Attraction Strategy focused on sectors where the City has demonstrable advantages » Evaluate the Community Improvement and Brownfields Remediation Program » Explore possibility of public/private partnership with Tall Ships Landing regarding programming and possible access to the islands » To assist with monitoring of the effectiveness of the Downtown Community Improvement Plan, develop and distribute a survey questionnaire to downtown property owners to elicit reasons for lack of uptake in the current programs and limited investment in existing building stock » Finalize agreement templates for TIERR, TIED and Blended Grant Programs under the Downtown and Brownfields Community Improvement Plans, as well as grant agreements for all eligible applicants » Establish process for CIP programs in regard to budget implementation with planning department 	<ul style="list-style-type: none"> » Promoting and Recruiting in the following creative/innovation sectors: <ul style="list-style-type: none"> » Telework » Centers of excellence » Research and development focus » Tourism/biosphere and ecotourism » Establish consultation schedule - minimum one per week, that would engage existing businesses » Begin employment growth by high promotion of creativity and innovation community culture supported by case studies and examples from the Brockville community » Identify and partner with higher education institutions to provide post-secondary education opportunities in Brockville » Gradually increase building fees towards 100% user pay to more closely align with the average rates established for Ontario municipalities as published in the annual BMA Municipal Study 	<ul style="list-style-type: none"> » Require a land and/or marine archaeological assessment may be required to mitigate any negative impacts on significant cultural heritage resources, where necessary » Partner with neighbouring communities on a shared approach to reducing infrastructure costs and enhancing economic development (including tourism) » Design a separate web-site that will draw target persons to Brockville by focusing on what is attractive to them specifically: lifestyle, access to the U.S., and similar features. Establish a Community Economic Development Committee » Move towards 100% user pay for administrative expenses related to the Committee of Adjustment 	<ul style="list-style-type: none"> » Total area of brownfield sites remediated and redeveloped » Total dollars spent on marketing tourism opportunities » Total number of marine and on land archaeological assessments undertaken » Total number of heritage resources (on-land and in water) found and protected » Growth in new employment » Increase in average family income » Community visitation and expenditures » Business formation » Assessment growth » Retail sales per capita » Employment generation » Employment retention » Investment growth » Absorption rate per year » Housing starts » Commercial vacancy rates » Exporting capacity » Total number of jobs created in target areas » Total number of employment » Total growth in high value/ high quality employment

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Table 5-1 | Implementation Timing (Con't.)

SERVICES & AMENITIES	SHORT TERM (1-5 YEARS)	MEDIUM TERM (6-10 YEARS)	LONG TERM (10+ YEARS)	INDICATORS
	<ul style="list-style-type: none"> » Priority shall be given to the development of land that is presently serviced by piped water and sewer systems, or those areas that can most easily be serviced, at minimal expense » Maximize the capacity of existing transportation infrastructure through improvements, restoration and maintenance » Undertake to complete extensions to the Brock Trail at the west and the north to the Mac Johnson Wildlife Area » Direct appropriate developments to the Downtown » Develop strategic alliances with relevant community members (educational institutions, YMCA, Realtors) » Develop and open Maritime Discovery Centre of the 1000 Islands » Develop and implement plan for Public Sector Accounting Board (PSAB) asset reporting » Continue with evolution of website daily operations to reduce printing and postage » Continue to pursue energy conservation initiatives 	<ul style="list-style-type: none"> » Implement innovative approaches and technologies in sustainable infrastructure » Develop a City-wide Transportation Master Plan (TMP) that includes proactive steps to improve traffic operations and minimize congestion » Establish waste diversion programs in the public, private, and community sectors » Establish two new festivals with community partners that will attract transient visitors within a one hour drive » Enhance preventative maintenance program through the implementation of the work order management feature in the new financial system to reduce overtime and repair costs 	<ul style="list-style-type: none"> » Supporting improvements in transit service, convenient access and good urban design » Undertake audits and retrofits to improve energy efficiency of municipally-owned buildings and infrastructure 	<ul style="list-style-type: none"> » Total number of new approaches and technologies implemented relating to sustainable infrastructure » Total number of new developments on existing municipal services vs requiring new services » Total number of transportation improvements » Total number of transportation restoration projects » Total number of transportation maintenance projects » Total KM of multipurpose trails » Total number of new linked open spaces » Total length of extensions to the Brock Trail implemented » Total KM of bike trails » Total KM of walking trails » Modal split in transportation in the City » Number of persons taking public transit » Number of persons biking to work » Number of persons walking to work » Total number of energy audits of municipal buildings undertaken » Total number of energy retrofits of municipal buildings undertaken » Waste diversion rate » Water use reduction rates » Downtown/Waterfront Investment Dollars » Attendance/Utilization trends of existing amenities » Security » Total increase in community expenditures and visitation » Total increase in attendance/utilization of existing amenities

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COMMUNITY & PEOPLE	SHORT TERM (1-5 YEARS)	MEDIUM TERM (6-10 YEARS)	LONG TERM (10+ YEARS)	INDICATORS
	<ul style="list-style-type: none"> » Support appropriate urban residential infill and intensification proposals in Community Improvement Project Areas » Utilize Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization » Utilize LEED ND (neighbourhood design) criteria when evaluating new neighbourhood developments » Utilize LEED NC (new construction) criteria to evaluate new development applications. Priority may be given to applications that be built to a minimum of LEED Canada – NC certification level "Silver" » Consider Infill and intensification prior to Greenfield lands » Develop promotional materials positioning family friendly focus » Integrated into the ongoing promotion and relocation program of the City Launch program » Assess feedback and targets » Raise awareness of education, learning, and training opportunities outside of the public school curriculum 	<ul style="list-style-type: none"> » Monitor the level of residential development within the Built-Up Area, and the number of new units created that represent residential intensification » Ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change » Optimize infrastructure (servicing/roads) prior to extending into new areas » Annually report on progress » Identify and partner with higher education institutions to provide post-secondary education opportunities 	<ul style="list-style-type: none"> » First consider surplus municipal land for affordable housing. Furthermore, the City shall work with other levels of government to make surplus land available to providers of affordable housing at little or no cost » Expand a Family Ambassadors Program where local families host potential recruits for a tour of the City, meetings with civic, education, recreation, cultural contacts 	<ul style="list-style-type: none"> » Total dollars issued as part of Community Improvement Plan for Brownfield Projects » Target that 35 percent of all new residential units created during the Official Planning period shall be through intensification » Ensure that 30% of the existing housing stock and that housing to be developed is affordable » Number of applications including principles of LEED ND » Average density of all new residential developments » Number of applications including LEED NC into the development » Total number new partnerships established that address environmental concern » Number of recognition awards awarded by the City for Excellence in Sustainability

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5.5 Partnerships



To ensure a successful implementation of the Brockville Sustainability Plan, partnerships with local businesses, organizations and community groups are vital. Community up-take and buy-in will be a measure of success of this project. By establishing partnerships with community members and taking simple actions the City of Brockville can move towards becoming a more environmentally, socially, economically and organizationally sustainable City. The benefits of

establishing partnerships include; the ability to leverage funds, innovative ideas and approaches, the fostering of a collaborative environment, community engagement and community buy-in. As part of the Sustainability Plan, a set of potential partners have been identified. Collaborating with these partners can assist with the implementation of the actions that have been identified in this document. Table 5-2 provides an overview of the potential partners.



Table 5-2 | Potential Partners



NATURAL ENVIRONMENT

- » Friends of Mac Johnson Wildlife Centre
- » Cataraqui Region Conservation Authority
- » Leeds County Stewardship Centre
- » Frontenac Arch Biosphere Network
- » Brockville Farmer's Market
- » Brockville Climate Action Group
- » Rideau Environmental Action League
- » Upper Canada Solar Generating Ltd.
- » 3M Canada
- » Norterra Organics
- » St. Lawrence College
- » Upper Canada District School Board

ECONOMY



- » Local Community Futures Development Corporations (CFDC) and CFDC Network
- » Ontario East Economic Development Corporation
- » Downtown Brockville Business Improvement Area
- » Brockville and District Chamber of Commerce
- » Brockville and District Tourism Advisory Committee
- » St. Lawrence College
- » Eastern Ontario Development Program
- » Thousand Islands Community Development Corporation
- » Employment and Education Centre
- » Leeds and Grenville Small Business Enterprise Centre



SERVICES & AMENITIES

- » Brockville and Area YMCA
- » Brockville Arts Centre
- » Brockville Concert Association
- » Lake Ontario Waterfront Trail
- » Brockville Rowing Club
- » Thousand Island and Seaway Cruises
- » VIA Rail
- » Cycling Advisory Committee



PEOPLE & ECONOMY

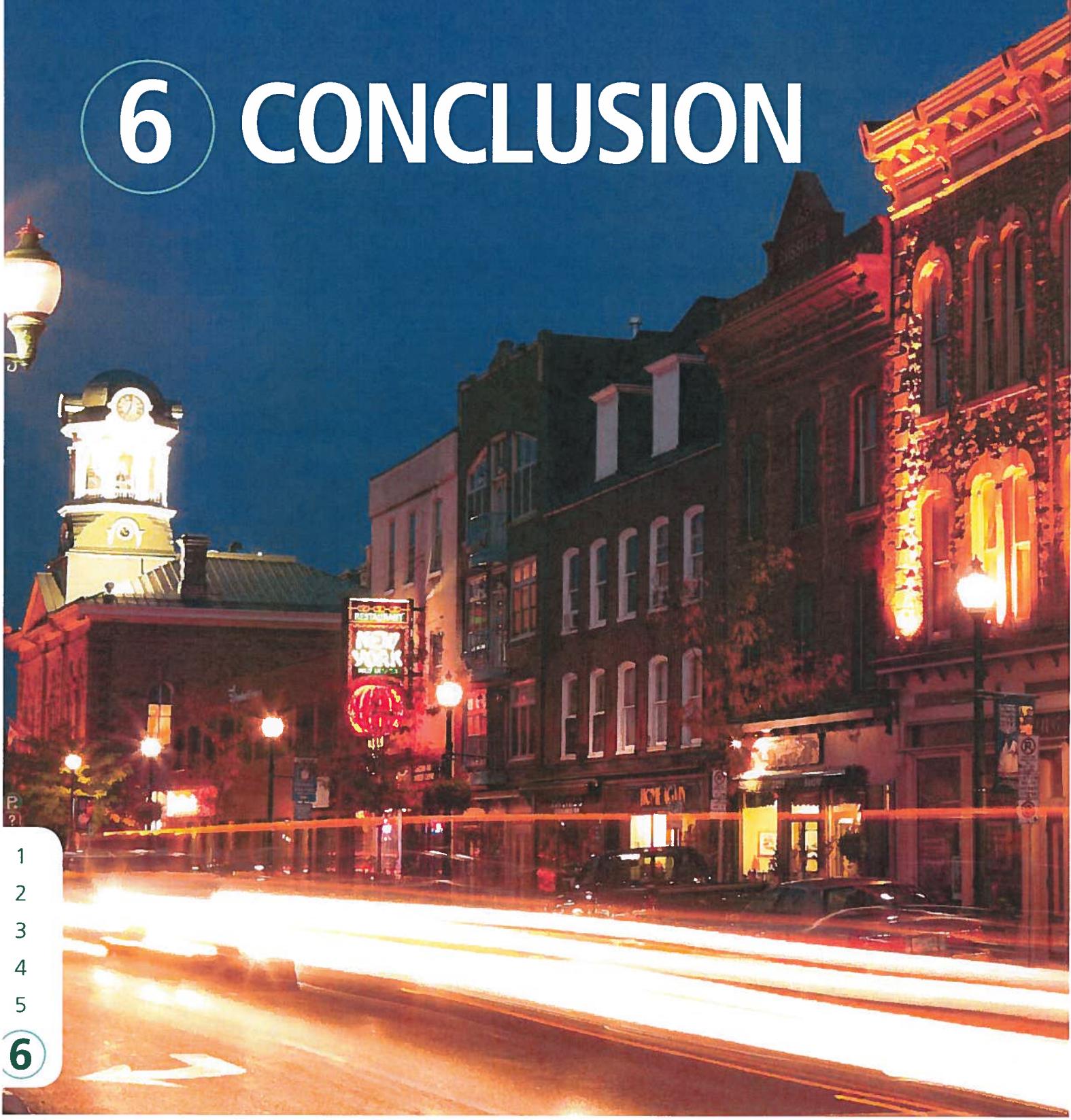
- » Leeds, Grenville, and Lanark District Health Unit
- » Brockville General Hospital
- » Brockville Mental Health Centre
- » Child and Youth Wellness Centre Leeds and Grenville
- » Brockville and Area Community Living Association
- » Education for Quality Accessibility (Brockville Chapter)
- » Brockville and Area Community Foundation
- » Brockville Museum
- » Heritage Brockville
- » Brockville and District Historical Society
- » Fulford Place Museum



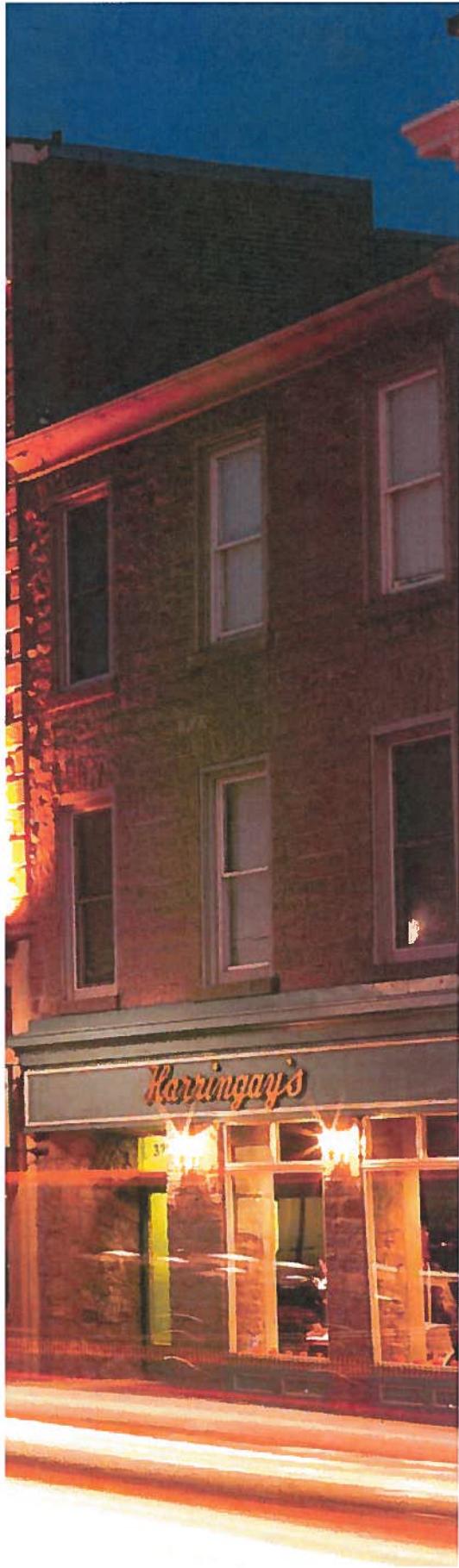
Page: 60

Number: 1 Author: Transition Brockville Yes!	Subject: Sticky Note	Date: 10/02/2012 9:16:43 AM -05'00'
Number: 2 Author: Transition Brockville Need to develop community engagement plan.	Subject: Sticky Note	Date: 10/02/2012 9:17:21 AM -05'00'
Number: 3 Author: Transition Brockville This table demonstrates the silo effect where organizations are slotted into self-limiting categories. A key challenge will be to build bridges between groups across the sectors.	Subject: Sticky Note	Date: 10/02/2012 9:26:34 AM -05'00'
Number: 4 Author: Transition Brockville Replace BCAG with TB and move to People & Economy list	Subject: Sticky Note	Date: 10/02/2012 9:14:42 AM -05'00'
Number: 5 Author: Transition Brockville . Other sports clubs? . School boards?	Subject: Sticky Note	Date: 10/02/2012 7:23:00 AM -05'00'
Number: 6 Author: Transition Brockville Still a player? In our understanding, talks ended in 2010.	Subject: Sticky Note	Date: 10/02/2012 7:17:17 AM -05'00'
Number: 7 Author: Transition Brockville Typo	Subject: Sticky Note	Date: 10/02/2012 7:15:57 AM -05'00'
Number: 8 Author: Transition Brockville . Loaves and Fishes . Operation Harvest Sharing . Food Matters coalition . Volunteer Centre . Faith groups? . Service clubs?	Subject: Sticky Note	Date: 10/02/2012 9:18:20 AM -05'00'
Number: 9 Author: Transition Brockville . Individual businesses as sustainability champions, eg. P&G, 3M?	Subject: Sticky Note	Date: 10/02/2012 7:19:21 AM -05'00'

6 CONCLUSION



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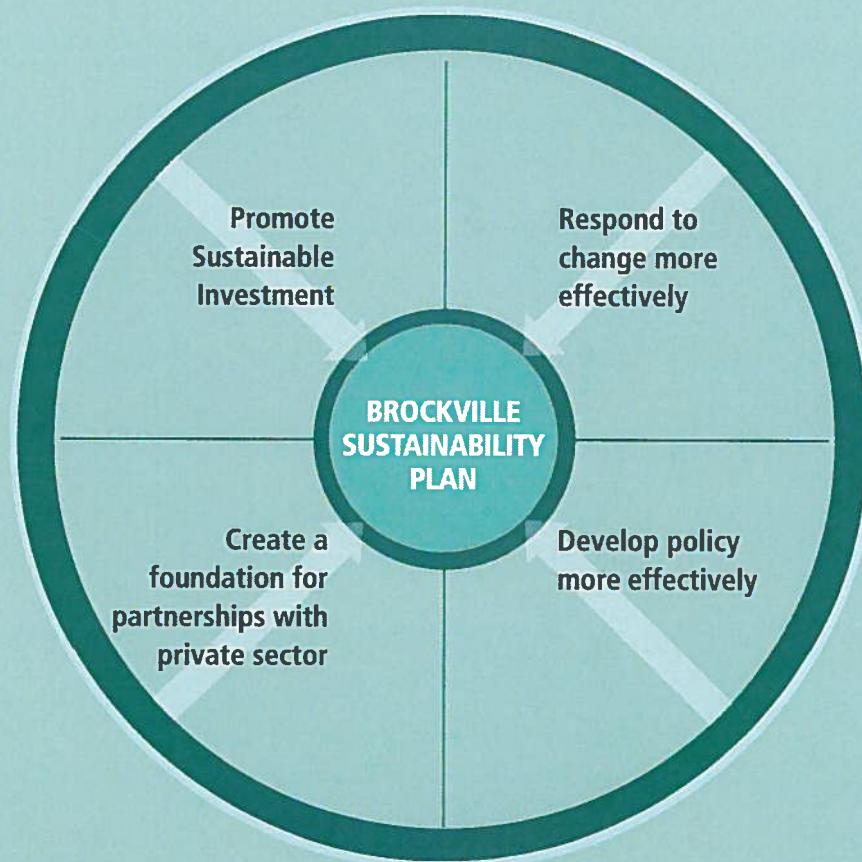


This Sustainability Plan provides a framework to the City of Brockville as well as the community to **address the global and local divers of sustainability that are consistent with the core values of the people of Brockville.**

This Sustainability Plan provides a framework to the City of Brockville as well as the community to address the global and local divers of sustainability that are consistent with the core values of the people of Brockville. This Plan helps the City of Brockville deal with sustainability issues in a way that the OP, SDR's and CSP cannot through the identification of long-term recommendations.

The actions provided in this report identify strategies for immediate implementation that will not only work towards sustainability, but will also create jobs and provide investment into green industries. The suggested actions, monitoring framework and the adaptive management strategy are structured in a way that will allow for immediate implementation and the initiation of a monitoring program. This Sustainability Plan focuses on enhancing Brockville's assets and strengths while improving areas where challenges exist.

Figure 6-1 | Overarching Goals of the Brockville Sustainability Plan

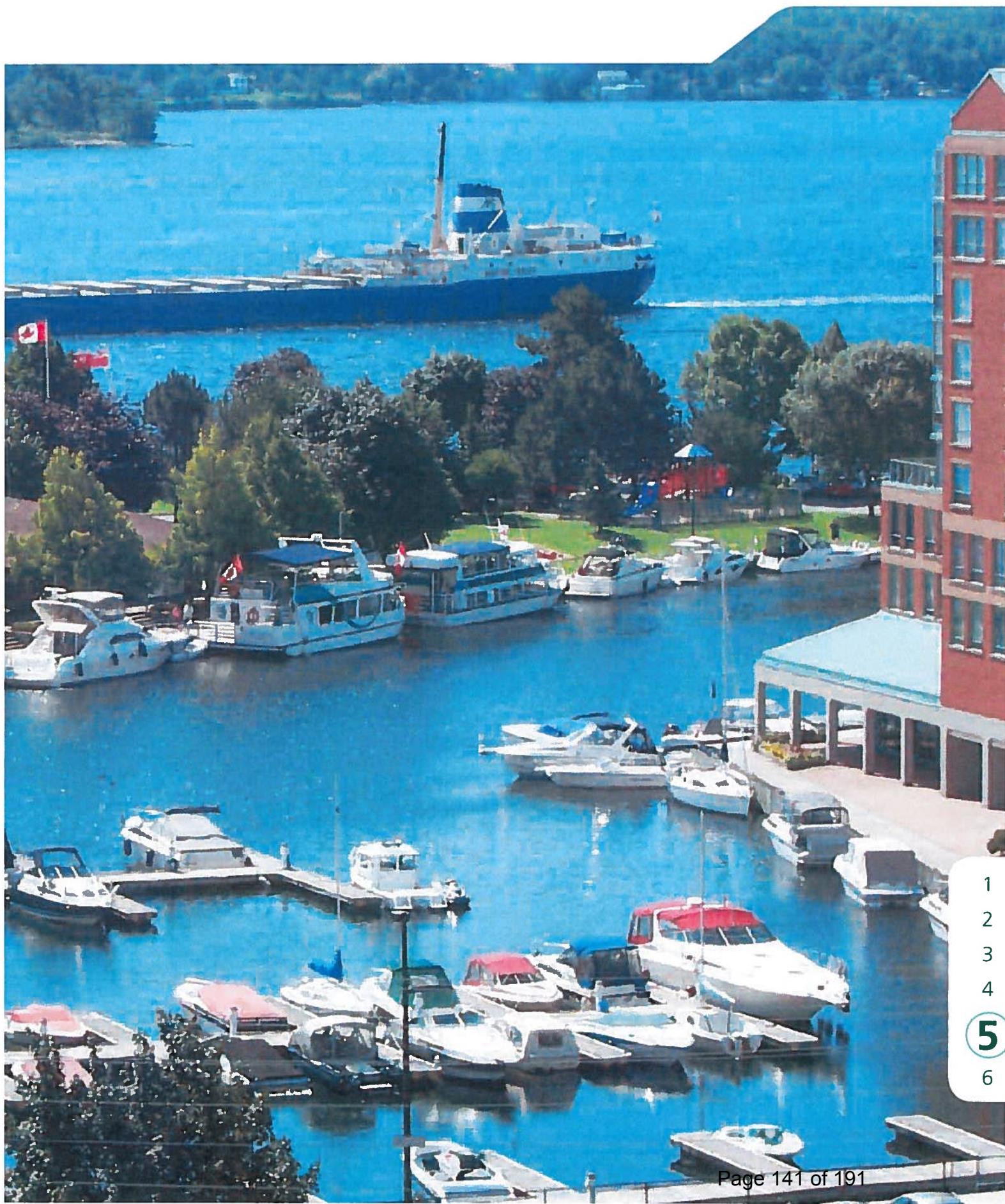


As indicated in **Figure 6-1**, this Community Sustainability Plan will help the City of Brockville to:

- » Respond to change more effectively;
- » Develop policy more effectively;
- » Create a foundation for partnerships with the private sector; and
- » Promote Sustainable Investment.

This Sustainability Plan responds to changing global trends and is intended to work within the policy framework that was established by the City through both the CSP and the OP. It is the result of extensive consultation with the public and reflects their goals, values and objectives. Moving forward, the Public, the City, and sustainability champions will work together to implement this plan and make sustainability an even bigger reality in the City of Brockville.





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22March2012

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 03
APRIL 2012**

2012-061-04

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94 M. PASCOE MERKLEY
42 BATHOLEMEW STREET DIRECTOR OF PLANNING
CITY OF BROCKVILLE J. FAURSCHOU
OWNERS: GERALD AND MARION MORAND PLANNER I
FILE: D14-154**

RECOMMENDATION:

1. **THAT** Council for the Corporation of the City of Brockville approve the request to amend City of Brockville Zoning By-law 194-94 to rezone lands with municipal address 42 Bartholomew Street from C1-Local Commercial Zone to R3-Multiple Residential Special Exception Zone to permit a second residential unit within the existing building with special exception elements to recognize an existing lot area of 215.58 m (2,323 ft²), a lot frontage of 14.15 m (46.41 ft), a lot depth of 15.24 m (50 ft), landscaped open space of 25%, all existing yards, and a reduction to the required parking from 3 spaces to the existing two (2) parking spaces.
2. **THAT** the property owner shall enter into an Encroachment Agreement with the City of Brockville to address those portions of 42 Bartholomew Street which encroach upon the adjacent City road allowance.

PURPOSE

The purpose of this report is to provide recommendations for amendment to City of Brockville Zoning By-law 194-94 respecting the property at 42 Bartholomew Street.

BACKGROUND

The owners of 42 Bartholomew Street, Gerald and Marion Morand, have submitted an application for an amendment to Zoning By-law 194-94 to permit the existing building to be used as a duplex. A sketch of the subject property is attached to this report as **Schedule “A”**.

The proposed Amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone the lands with municipal address 42 Bartholomew Street to permit the first floor of the existing building to be converted to a residential dwelling unit. The Morand's have been unable to rent this space for a commercial use and are requesting a rezoning from C1-Local Commercial Zone to an R3-Multiple Residential Special Exception Zone to allow for the requested conversion of the first floor from commercial to residential for a total of two residential dwelling units within the existing building. The special exception elements of the proposed zone would recognize an existing lot area of 215.58 m (2,323 ft²), a lot frontage of 14.15 m (46.41 ft), a lot depth of 15.24 m (50 ft),

landscaped open space of 25%, all existing yards, and permit a reduction to the required parking from 3 spaces to the existing two (2) parking spaces. Two photos of the subject property have been attached to this report as **Schedule "B-1"** showing the front and north side of the property, and **Schedule "B-2"** showing the south side of the property with the existing parking area.

Zoning and Official Plan Information:

Official Plan Designation: Neighbourhood Area

Existing Zoning: C1-Local Commercial Zone

Proposed Zoning: R3-Multiple Residential Special Exception Zone (to permit a second residential unit within the existing building)

Site Characteristics:

Total Area:	215.58 m ² (2,323 ft ²)
Frontage on Wellington St.:	14.15 m (46.41 ft)
Frontage on Bartholomew St.:	15.24 m (50 ft)
Average Width:	13.05 m (42.8 ft)
Average Depth:	15.22 m (50.3 ft)

The subject land is currently occupied by an older wood frame building containing one residential dwelling unit on the second floor, with the main floor vacant but previously occupied by a convenience store. There is a driveway to the south of the building which provides stacked parking for two vehicles.

Surrounding Land Use:

The subject lands are located in an older residential area of the City. The lands surrounding the subject property are all designated Neighbourhood Area, zoned R3-Multiple Residential Zone, and are occupied by older residential buildings which are occupied by single, duplex and triplex dwelling units.

Public Participation

The application for Zoning By-law Amendment has proceeded through the normal review process. On March 6, 2012, a Public Meeting was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on February 9, 2012 and was circulated to property owners with 120.0 metres (400.0 ft) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning by-law 194-94. Comments

from City Departments and affected agencies were also solicited. A copy of an excerpt from the minutes of the Public Meeting is attached as **Schedule “C”** to this report.

Comments Received:

1. Operations Department: no comments.
2. Environmental Services: no concerns.
3. Fire Prevention: The Fire Department has no concerns with the proposal provided that all construction on the property is done under building permit.
4. Building Services Division: No concerns with proposal. As a minimum requirement, the applicant will have to apply for a Change of Use Permit. Should renovations to convert the unit be necessary, a Building Permit will be required before any renovations take place. Review of complete construction drawings at the time of application for Building Permit may reveal requirements under the Building Code that are not evident at this time.
5. Health Unit: no objections.
6. Hydro One: no issues.
7. Bell Canada: no objections.

ANALYSIS

Provincial Policy Considerations:

A Provincial Policy Statement (PPS) 2005 has been issued under the authority of Section 3 of the Planning Act. The PPS provides policy direction on matters of Provincial interest related to land use planning and development. Section 3 of the Planning Act further directs that Council decisions affecting planning matters “shall be consistent with” the Provincial Policy Statement.

Part V of the PPS sets out various policies which describe the areas of Provincial interest. Not all policies in the PPS are relevant to the planning matter under consideration, and thus, only those relevant portions will be referenced below.

Section 1.1.3.3 states that “Planning Authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including Brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

Section 1.4.3 states among others, that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:

- a. establishing and implementing minimum targets for the provision of housing which is *affordable* to *low and moderate income households*.
- b. permitting and facilitating:
 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs residents; and
 2. all forms of *residential intensification* and *redevelopment* in accordance with policy 1.1.3.3;
- e. establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Accordingly, as the building is an existing former mixed commercial residential building located being proposed to be converted to two residential dwelling units with full municipal services, access to public transit, and within an existing built-up area, the proposed new dwelling unit in an existing building represents intensification. With the limitations of the site and building, the unit will also add to the affordable housing stock within the City thereby being consistent with the policies outlined within the PPS.

Official Plan Considerations

The New Official Plan, approved the Ministry of Municipal Affairs on February 09, 2012, provides guidance on how to manage future growth, development, and change within the City of Brockville.

The Official Plan designates the subject property as "Neighbourhood Area".

The New Official Plan's goals are to create a sustainable City in terms of health and vitality, that is economically viable and diverse, has high quality municipal services and amenities, and is well planned.

Section 2.3 outlines strategic planning themes which includes "A Sustainable, Healthy, and Vital City", "An Economically Strong and Diverse City", "A High Quality of City Services and Amenities", and "A Well-Planned Responsive City".

The proposed intensification achieves the above objectives. The proposal legally intensifies an existing, serviced lot within the urban area; and, is located within walking

distance of a number of amenities, services, and recreational facilities that meet residents' daily needs.

Section 3 addresses building a healthy and sustainable City. More specifically, Sections 3.2.4.1 and 3.2.4.3 outline policies for the scope of development within "Neighbourhood Areas" as focusing on low to medium density housing, infilling on existing lots of record and the rounding-out of existing development patterns while ensuring that the character of the neighbourhoods is preserved. More specifically various forms of residential intensification such as infilling and the creation of accessory dwelling units are to be encouraged, where appropriate. These general Neighbourhood Area policies are further refined under Section 3.2.4.3 wherein small scale residential intensification is permitted in all Neighborhood Areas where infrastructure is adequate and where there are not significant physical constraints.

The proposed development satisfies all the criteria required within the New Official Plan. As no change to the building footprint or general context of the building is proposed, there will be little to no impact on adjacent property owners as all policies are being adhered to.

Zoning By-law Considerations:

42 Bartholomew Street is currently zoned as C1-Local Commercial Zone under City of Brockville Zoning By-law 194-94, as amended.

This zoning is currently in place in recognition of a former use of the main floor for a convenience store. The store has long since been discontinued and the owners have been unable to sell the property for commercial purposes.

The proposed Amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone the lands with municipal address 42 Bartholomew Street to permit the first floor of the existing building to be converted from commercial use to a residential dwelling unit. In considering the proposed change of the main floor to a residential use, the following items are discussed below:

1. Lot Area and Frontage:

Zoning by-law 194-94 requires a minimum lot area of 540.0 m² (5,813 ft²) for a semi/link and duplex dwelling and a minimum lot frontage of 18.0 metres (60 feet). The proposed amendment is requesting reductions to these minimums. The lot frontage is proposed to be reduced by 19.3% (14.15 metres or 46.42 feet) and the lot area by 39.9% (215.58 m² or 2,323 ft²). The requests are significant decreases to the minimum requirements; however, represent intensification which is consistent with the Official Plan, and the Provincial Policy Statement.

2. Lot Setbacks/Landscaped Open Space/Encroachment Agreement:

Zoning by-law 194-94 requires the following minimum yard setbacks and minimum Landscaped Open Space:

- Interior Side Yard Setback: 1.5 metres
- Exterior Side Yard Setback: 4.5 metres
- Rear Yard Setback: 7.5 metres
- Front Yard Setback: 6.0 metres
- Landscaped Open Space: 30%

The existing building was constructed on or around 1861 with a small addition to the south side being added at a later undetermined date. The available survey, included as Schedule "A" to this report, indicates that the existing building encroaches into the road allowance on the north and east sides and fails to meet current minimum setback requirements on the south and west sides of the building. As the owner is not proposing any changes to the footprint of the building and no surplus lands are apparent which abut the building, it is reasonable to accept the existing setbacks and Landscaped Open Space as existing and identify them in the site specific zone.

Recognition of the existing setbacks and Landscaped Open Space is an unfortunate side of residential intensification in an older area developed well before the establishment of zone provisions for development but regardless of the success of the application for rezoning, the setbacks and Landscaped Open Space cannot be changed without removal of part or all of the existing structure. Accordingly, it is reasonable to recognize the existing conditions in the proposed site specific zone.

Schedule "A" to this report identifies that various portions of the existing building encroach into the Wellington Street and Bartholomew Street road allowance. The Zoning By-law cannot recognize portions of a building which lie beyond the limits of the property. Such areas should be addressed through an Encroachment Agreement.

3. Parking availability and Number of Spaces:

Zoning By-law 194-94 requires parking at a rate of 1.5 parking spaces per dwelling unit. Said parking spaces are required to measure 2.75 m (9.02 ft.) by 5.5 m (18.5 ft.). The proposed use requires a minimum of three (3) on-site parking spaces. There are two (2) on-site parking spaces on site in a stacked format (one behind the other). Given the limited area of the site and the proposed two dwelling units in the building, it is reasonable to amend the zoning by-law to require a minimum of two (2) legal parking spaces. The parking spaces may be accommodated in a stacked or side-by-side layout. If the layout is modified from the current stacked to a side-by-side layout, the unused portion of the existing parking is required to be grassed as part of the landscaped open space.

Based on the foregoing, a site specific zone to recognize the existing conditions is supportable.

The zoning proposed for 42 Bartholomew Street, should this recommendation be endorsed, would read as follows:

"R3-X2-1 Multiple Residential Special Exception Zone

The uses permitted in the R3-X2-1 Zone shall be those permitted in the R3 Zone.

The zone provisions for the R3-X2-1 Zone shall be the same as for the R3 Zone, save and except for the following:

<i>Minimum Lot Area, Existing</i>	<i>215.58 m² (2,323 ft²)</i>
<i>Minimum Lot Frontage (Wellington Street)</i>	<i>14.15 m (46.41 ft.)</i>
<i>Minimum Lot Depth</i>	<i>15.24 m (50 ft.)</i>
<i>Minimum Landscaped Open Space</i>	<i>25%</i>
<i>Minimum Setbacks</i>	<i>All existing setbacks, for the existing main building only, as of the date of passing of this amending by-law.</i>
<i>Minimum Required Parking</i>	<i>Two (2) parking spaces</i>

All work associated with the conversion of the ground floor area from commercial to residential use is subject to review for Building Permit and compliance with applicable legislation.

POLICY IMPLICATIONS

As stated in the Analysis section of this report, the proposed rezoning for 42 Bartholomew St. is consistent with the PPS and new Official Plan for the City of Brockville.

FINANCIAL CONSIDERATIONS:

All costs associated with the development of the subject property are the responsibility of the Owner.

CONCLUSION

Following review of the PPS and the Official Plan, as well as the submissions received respecting the request for zoning amendment for 42 Bartholomew Street, it is reasonable to amend City of Brockville Zoning By-law 194-94 to allow for the main floor of the existing building to be converted to a second residential unit within the existing building envelope on the subject property, with special exceptions as set out in the recommendation at the beginning of this report and as noted in the proposed site specific zoning including in this report.



M. Pascoe Merkley
Director of Planning



B. Casselman
City Manager

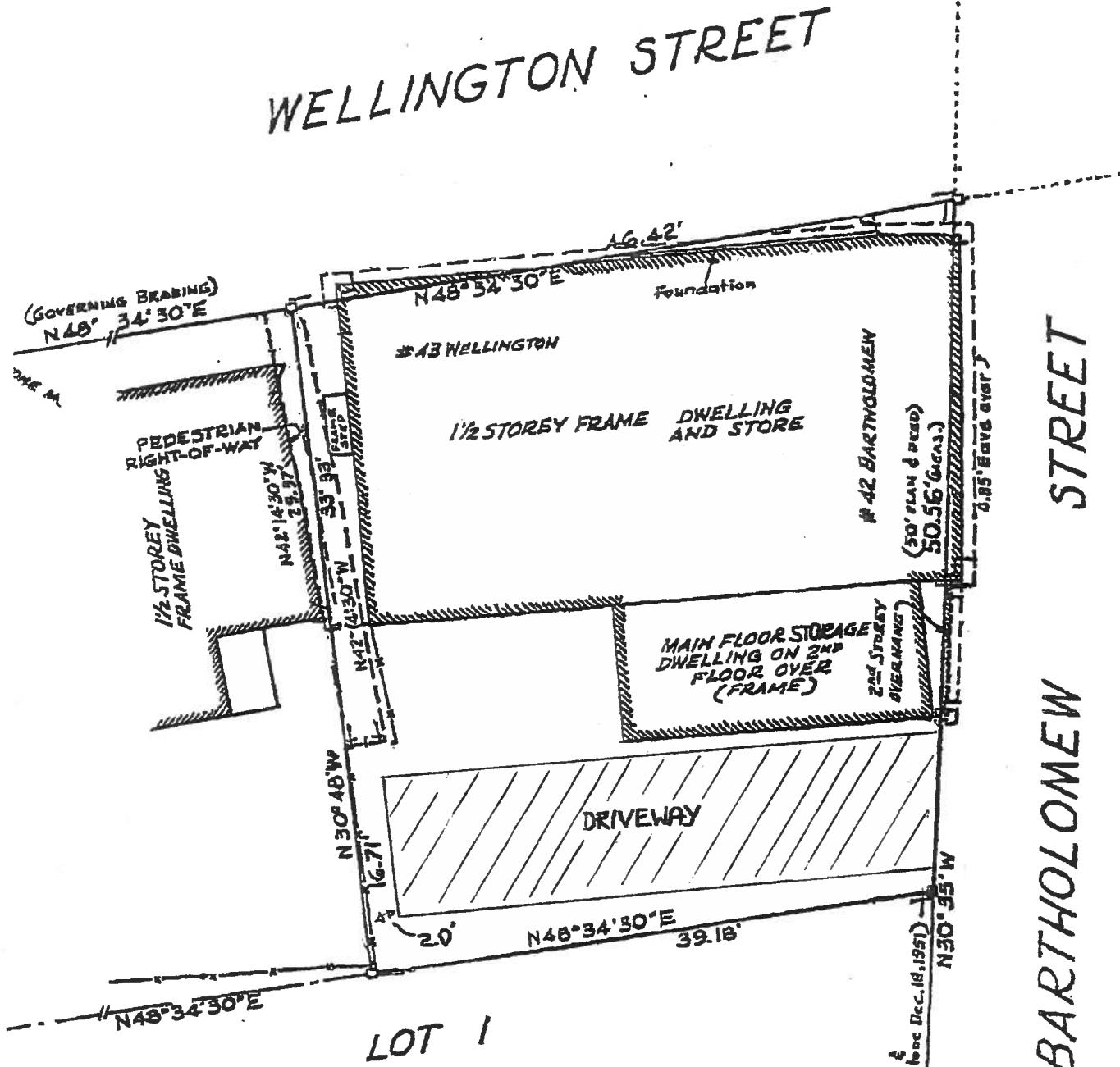


J. Faurschou
Planner I

SCHEDULE "A"
Report 2012-061-04

SCALE: 1" = 10'

BEARINGS ARE ASTRONOMIC AND
ARE DERIVED FROM PLAN 28R1039.



URVEYOR'S CERTIFICATE

CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN
AS COMPLETED ON THE 24TH DAY OF OCTOBER, 1983.

H. Kaldeway

OCTOBER 26, 1988
H. KALDEWAY LTD.
ONTARIO LAND SURVEYORS
KING ST.E., P.O. BOX 121

M.H. KALDEWAY O.L.S.

LOT C
LOT B
L.R. (Ea)

REPORT 2012-061-04 - SCHEDULE "B1"

02/22/2012 12:17



REPORT 2012-061-04 - SCHEDULE "B2"

02/22/2012 12:16



SCHEDULE “C” – Report 2012-061-04 – Page 1/2

Excerpt from EDP Minutes of March 6, 2012

1. 2012-041-03
Proposed Amendment to Zoning By-law 194-94
42 Bartholomew Street
City of Brockville
Owners: Gerald and Marion Morand
File: D14-154

Moved by: Councillor Bursey

THAT Report 2012-041-03 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.

CARRIED

Councillor Baker, Chair, announced the Public Meeting.

Ms. Pascoe Merkley, Director of Planning, announced that Notice of the Public Meeting for Staff Report No. 2012-041-03 was given in the Recorder and Times Newspaper on February 9, 2012, and a notice was sent to surrounding property owners of the subject property and a sign was placed on the subject property.

Councillor Baker 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 Baker reviewed the procedures for the Public Meeting.

Councillor Baker called on the Director of Planning to explain the purpose of the Public Meeting and the nature of the application.

Ms. Pascoe Merkley reviewed the proposed amendment to Zoning By-law 194-94.

The following persons spoke in support of the proposed amendment:

SCHEDULE “C” – Report 2012-061-04 – Page 2/2

Ms. Melissa Patry, (127 Pearl Street East, Brockville K6V 1R1) spoke in favour of the application. As the realtor for the property, Ms. Patry feels that the conversion to a residential building will make the property easier to sell. The owners of the property have been trying to sell for some time and because of the size and use of the commercial space it has not sold.

Applicants Gerald and Marion Morand (51 Cedar Street, Maitland, K0E 1P0) were present in support of the application.

No persons spoke in opposition of the proposed amendment.

Councillor Baker closed the public meeting. (6:26pm)

REPORT TO ECONOMIC DEVELOPMENT & PLANNING COMMITTEE
April 3, 2012

**2012-063-04
ENCROACHMENT AGREEMENT
42 BARTHOLOMEW STREET, BROCKVILLE**

**S.M. SEALE
CITY CLERK
D. LIVINGSTONE
DEPUTY CITY CLERK**

RECOMMENDATION

THAT Council authorize the Mayor and Clerk to execute an encroachment agreement with Marion Jaclynn Morand and Gerald Robert Morand, 42 Bartholomew Street, Brockville, for the encroachment a portion of the building that encroaches onto the Bartholomew Street road allowance to a maximum of 0.305 metres (1 ft.) and encroaches onto the Wellington Street road allowance to a maximum of 0.457 metres (1.5 ft.)

ORIGIN

This matter arises from a request by Marion Jaclynn Morand and Gerald Robert Morand, owners of the property upon application for a zoning by-law amendment, Staff Report No. 2012-061-04, Proposed Amendment to Zoning By-law 194-94, 42 Bartholomew Street.

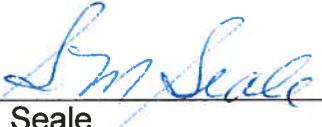
ANALYSIS

An application has been received in the Clerk's Office from the property owners, Marian Jaclynn Morand and Gerald Robert Morand, for the encroachment of a portion of the building located at 42 Bartholomew Street. The owners contacted the Planning Department seeking a zoning by-law amendment. The Planning Department upon review of the application, noted that portions of the building were encroaching onto the road allowance on Bartholomew Street and Wellington Street. The Owner was advised that an encroachment agreement is required. The encroachment will be to a maximum of 0.457 metres (1.5 ft.) onto the Wellington Street road allowance and 0.305 metres (1 ft.) as shown on Schedule "A" to this report.

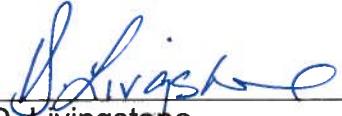
Through circulation to various City Departments, comments from the Operations, Environmental Services and the Planning Departments indicate that there are no concerns or objections to Council granting this encroachment.

FINANCIAL CONSIDERATION

As per the City of Brockville Fees and Charges By-law, there is a fee for processing the encroachment agreement, which would be deposited to 01-4-011032-0603.


S.M. Seale
City Clerk


B. Casselman
City Manager


D. Livingstone
Deputy City Clerk

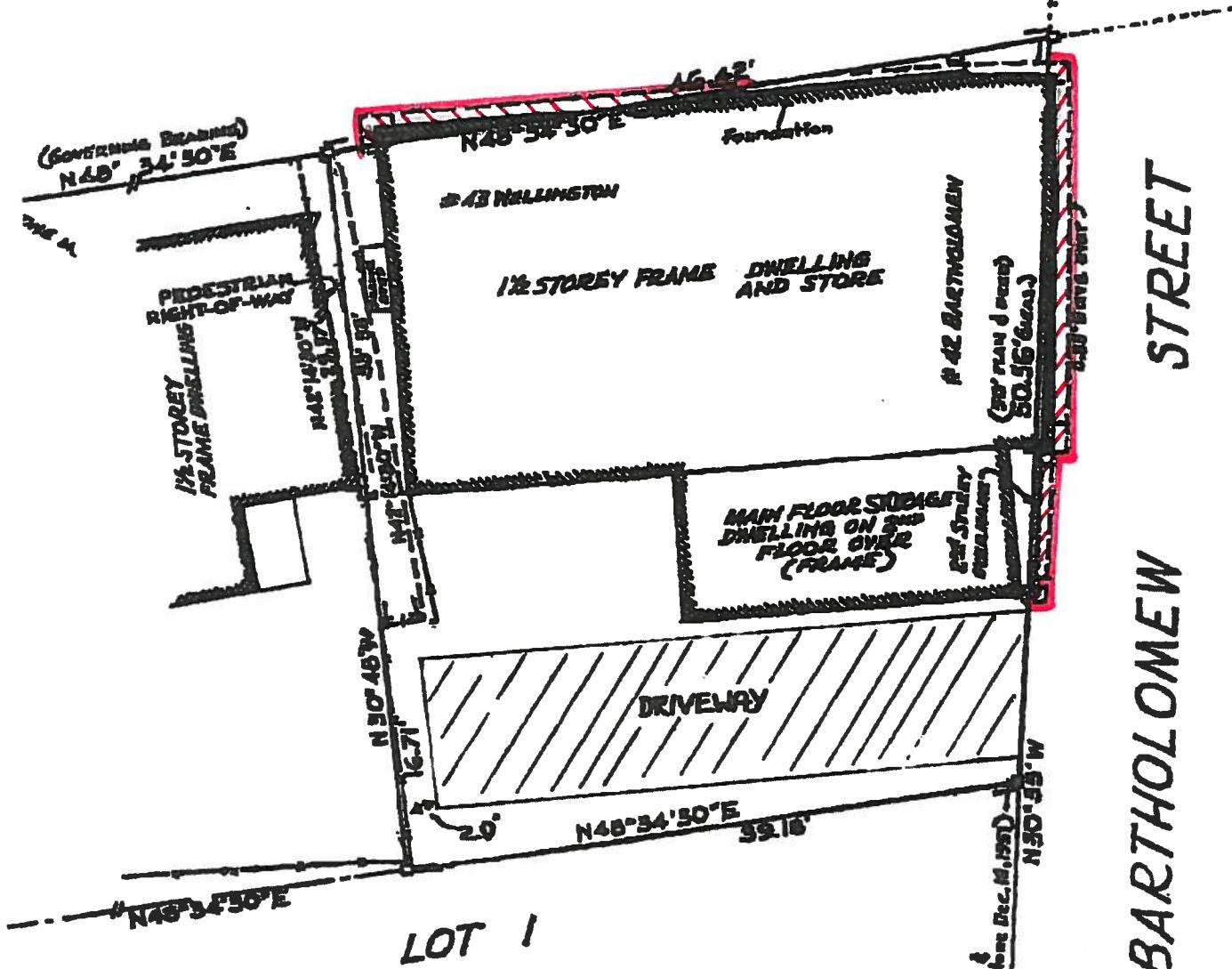
DURRIVILLE

SCALE: 1" = 10'

BEARINGS ARE ASTRODYNAMIC AND
ARE DERIVED FROM PLAN SEC'TORS.



WELLINGTON STREET



SURVEYOR'S CERTIFICATE

STATE THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN
AS COMPLETED ON THE 20 DAY OF OCTOBER, 1963.

M.H. KALDENBY O.L.S.

OCTOBER 20, 1963
M. KALDENBY O.L.S.
TARIO LAND SURVEYORS
KING ST., TORONTO

LOT C
LOT B
J. KAD

ENCROACHMENT AGREEMENT
(Marion Jaclynn and Gerald Robert Morand , City of Brockville)

THIS AGREEMENT made this _____ day of _____, _____

BETWEEN: THE CORPORATION OF THE CITY OF BROCKVILLE
hereinafter called the CITY

AND

Marion Jaclynn & Gerald Robert Morand
hereinafter called the OWNER

WHEREAS the owners purport to own land and a building in the City of Brockville, legally described as PLAN 67 BLK 11 PT LOT 2 City of Brockville, County of Leeds, municipally known as 42 Bartholomew Street, Brockville, Ontario;

AND WHEREAS the building situated thereon is constructed in such a way that a portion of the building encroaches onto Bartholomew Street to a maximum of 0.305 metre(s) (1.0 ft.), said encroachment shown hatched on a sketch attached hereto as Schedule "A";

AND WHEREAS the building situated thereon is constructed in such a way that a portion of the building encroaches onto Wellington Street to a maximum of 0.457 metre(s) (1.5 ft.), said encroachment shown hatched on a sketch attached hereto as Schedule "A";

AND WHEREAS The Corporation of the City of Brockville agrees to permit the said encroachments in the present locations at the pleasure of Council and to enter into an Agreement relating thereto.

NOW THEREFORE it is agreed between the parties as follows:

1. The encroachment of a portions of the building which encroachment is onto Bartholomew Street and on to Wellington Street, shall be deemed to be with the express licence and consent of the Corporation of the City of Brockville to the intent that the Owner shall not acquire any easement or rights in respect thereof;
2. The City doth hereby consent to the said encroachment and doth hereby grant unto the said Owners the right to maintain the said encroachment onto Bartholomew Street and onto Wellington Street at the pleasure of Council;

3. The said Owners do hereby agree that this Agreement shall apply only to the existing building as shown on Attachment "A". The said Agreement shall not apply to any replacement building or other such construction on said lands;
4. The said Owners do hereby covenant and agree to indemnify and save harmless the said City from all actions, causes of action, claims and demands of every nature and kind whatsoever arising out of the said encroachment;
5. The said Owners do hereby covenant and agree to maintain the said encroachment in a safe and reasonable condition, including appropriate signage, if necessary;
6. The City agrees to carry out snow clearing operations for the said encroachment in accordance with the City of Brockville Winter Control Policy;
7. The Owner shall continuously maintain insurance certificate(s) to the City's satisfaction.
8. This Agreement shall enure to the benefit of, and be binding upon, the administrators, executors, successors and assigns of the parties hereto respectively;
9. Should the said building cease to exist for any reason whatsoever, said Agreement shall be immediately null and void.

IN WITNESS WHEREOF the parties have hereunder set their hands and seals.

SIGNED, SEALED AND DELIVERED

In the Presence of

)

)

)

)

)

)

Marion Jaclynn Morand

Gerald Robert Morand

THE CORPORATION OF THE
CITY OF BROCKVILLE

PER: _____
(Mayor)

PER: _____
(Clerk)

27 March 2012

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 03
APRIL 2012**

2012-062-04

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94
2360 PARKEDALE AVENUE
CITY OF BROCKVILLE
OWNER: CHARTER ACQUISITION CORP.
APPLICANT: AMANDA MCHUGH
FILE: D14-152**

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

RECOMMENDATION

THAT Zoning By-law 194-94 be amended to rezone lands with municipal address 2360 Parkedale Avenue from C2A – General Commercial Arterial Zone to T-C2A-X8-2 General Commercial Arterial Specific Zone to permit a chip wagon for a temporary period of three (3) years, in addition to other uses permitted in the C2A-General Commercial Arterial Zone, with zone provisions associated with the chip wagon to include a minimum of two (2) planter boxes and limitations on accessory storage.

PURPOSE

The purpose of this report is to provide recommendations for amendment to City of Brockville Zoning By-law 194-94 respecting the property at 2360 Parkedale Avenue.

BACKGROUND

Amanda McHugh, acting as Agent for Charter Acquisition Corp., 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 an amendment to Zoning By-law 194-94.

The proposed Amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone the lands with municipal address 2360 Parkedale Avenue (location of Canadian Tire Store) to permit a chip wagon as a permitted use. The chip wagon is 20 feet in length, silver in colour (a copy of a similar trailer is attached as **Schedule “A”** attached to this report) with signage “South of Oz” on the side of the trailer. Additionally, on the roof of the trailer, a decorative feature will be added (painted wooden panel displaying a replica of “ruby red shoes”) which will measure four feet long and 1.5 feet in height.

The applicant is requesting that a chip wagon, proposed to be located along the Millwood Avenue frontage of the subject property (indicated on **Schedule “B”** attached to this report), be added as a permitted use, creating a C2A General Commercial Arterial Special Exception Zone. The proposed area to be occupied by the chip wagon and accessory tables will utilize six (6) parking spaces. Hydro will be obtained from an existing pedestal, located just north of the proposed chip wagon location.

Proposed Amendment to Zoning By-Law 194-94
2360 Parkedale Avenue, City Of Brockville
Owner: Charter Acquisition Corp. (Canadian Tire)
Applicant: Amanda McHugh
File: D14-152

A site inspection was conducted by Andrew McGinnis on 22 February 2012.

The Canadian Tire property has been the subject of previous applications to amend Zoning By-law 194-94 to allow a chip wagon to locate in the parking area of 2360 Parkedale Avenue. The following history of a chip wagon use on the property is provided as information:

1996

Initial application on file seeking permission to locate a Chip Wagon at 2360 Parkedale Avenue

- Temporary rezoning granted under By-law 109-96 on July 23, 1996 to allow for a chip wagon for a period of three (3) years, ending July 23, 1999.
- The temporary zone expired with no such use being undertaken during the approved time period.
- No extension of the temporary zone was requested in 1999.

Public comments and concerns raised through public consultation on rezoning request:

- Location of chip wagon, prefer a location on the east side of the parking lot.
- Inappropriate location.
- Unsightly appearance.
- Increase in litter.

2003

- Temporary rezoning granted under By-law 027-2003 on April 8, 2003 to allow for a chip wagon for a period of three (3) years, ending April 8, 2006.
- Chip wagon was installed on the site and operated for the majority of the three (3) year time period.

Public comments and concerns raised through public consultation on rezoning request:

- Location of chip wagon – another location within the parking lot area – concerns raised with a Parkedale Avenue frontage location due to the potential for parking issues on Parkedale Avenue.
- Fumes/cooking odours from the chip wagon.
- Refuse and litter.
- Visual impact of chip wagon.
- Servicing of chip wagon.
- Street parking.
- Traffic.

Proposed Amendment to Zoning By-Law 194-94
2360 Parkedale Avenue, City Of Brockville
Owner: Charter Acquisition Corp. (Canadian Tire)
Applicant: Amanda McHugh
File: D14-152

There is no evidence in the file that any complaints were received during the operation three (3) year period following approval of the temporary by-law.

2006

- Temporary zoning granted under By-law 118-2006 on November 28, 2006 for a period of three (3) years, ending November 28, 2009.
- Chip Wagon operated on site for a portion of the three year time period.
- No further extension was requested in 2009.

No site issues were brought forward with respect to this application for extension of the temporary use.

The Operations Department advised that no complaints had been received in the previous three (3) year period (2003 – 2006).

Zoning and Official Plan Information:

Official Plan Designation: Mixed Use and Commercial Area (no change in designation needed)
Existing Zoning: C2A – General Commercial Arterial Zone
Proposed Zoning: C2A – General Commercial Arterial Special Exception Zone
(to permit a chip wagon)

Site Characteristics:

Total Area:	25,030.0 m ² / 2.5 hectares (6.2 acres)
Frontage: Parkedale Avenue:	94.7 m (310.8 ft.)
Frontage - Millwood Avenue:	173.0 m (567.7 ft.)
Frontage - Magedoma Boulevard:	113.8 m (373.5 ft.)
Average Width:	135.0 m (442.9 ft.)
Average Depth:	183.0 m (600.4 ft.)
Total Parking Spaces on Site:	303 spaces
Number of parking spaces to be utilized for mobile chip wagon and eating area:	6 spaces

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

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 6 spaces for the proposed chip wagon and accessory eating area will reduce the number of parking spaces to 297 spaces. With this

Proposed Amendment to Zoning By-Law 194-94
2360 Parkedale Avenue, City Of Brockville
Owner: Charter Acquisition Corp. (Canadian Tire)
Applicant: Amanda McHugh
File: D14-152

reduction, the on-site parking still exceeds the required parking for the site.

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 currently vacant.

The property lying immediately west of the subject lands and across Millwood Avenue are designated Neighbourhood Area, in part, and Mixed Use and Commercial Area, in part. The lands are occupied by a residential condominium building (1100 Millwood Avenue), zoned R6 – Multiple Residential and the Good Will Store, zoned C2 - General Commercial Zone. 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 Mixed Use and Commercial Area, in part and Employment Area, in part. The lands are occupied by 1000 Island Mall, zoned C6-X8-1 Shopping Centre Site Specific Zone, Tim Horton's, zoned C2 – General Commercial Zone, and Trillium Health Care Products Inc., zoned M1 – Industrial Park Zone.

The properties lying to the east are designated Mixed Use Commercial Area, in part, and Institutional, in part. These lands are occupied by a travel agency, zoned C2 – General Commercial Zone, and St. Lawrence College and the Brockville Memorial Centre both zoned I3 - St. Lawrence College/Special Education Zone.

Public Participation

The application requesting a Zoning Amendment has proceeded though the normal review process. On March 6, 2012, a Public Meeting was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on February 9, 2012 and was circulated to property owners within 120.0 metres (400.0 feet) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning By-law 194-94. Comments from City Departments and affected agencies were also solicited. The minutes of the Public Meeting (February 9, 2012) are attached as **Schedule "C"**.

Comments Received:

1. Operations Department: no comments.
2. Environmental Services: no concerns.
3. Fire Prevention: The Fire Department has no concerns; however a safety

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inspection is required prior to commencement of operation.

4. Building Services Division: no concerns.
5. Lanark, Leeds, Grenville District Health Unit: no objections.
6. Bell Canada: no concerns.

ANALYSIS

Provincial Policy Considerations:

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, came into effect on 01 March 2005 and requires that Council's decisions respecting Planning matters shall be "consistent with" policies contained in the PPS when considering any amendment to the Official Plan or Zoning By-law.

The application currently before the Economic Development Planning Committee and Council proposes to amend Zoning By-law 194-94 to permit a chip wagon in addition to the uses already permitted at 2360 Parkedale Avenue.

From a review of the PPS, there are some relevant statements/policies under Part V, Section 1 "Building Strong Communities". The preamble in this section is a general statement which reads as follows:

"Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, livable and healthy communities, protect the environment and public health and safety, and facilitate economic growth."

This general statement is followed by more specific policies, including the following references which are of relevance to this application for zoning by-law amendment:

- "1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.
- "1.1.3.2 Land use patterns within settlement areas shall be based on:
 - a. densities and a mix of land uses which:
 - a. efficiently use land and resources;
 - b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and

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-
- c. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and
 - b. a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3."

"1.1.3.3 Planning authorities shall identify and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield* sites, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

Intensification and *redevelopment* shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety."

"1.3.1 Planning authorities shall promote economic development and competitiveness by:..."

- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses:..."

The proposal represents *intensification* and utilization of the existing land stock. The proposed property is located within close proximity to transit stops as well as easy access to offer a service to residents within the area and pedestrians who utilize Parkedale Avenue through walking, cycling or other means of transportation.

Given the above policies and considerations, it can be concluded that the proposed zoning by-law amendment to permit a chip wagon within the limits of 2360 Parkedale Avenue is consistent with the intent of the relevant policies contained in the PPS.

Official Plan Considerations:

The Official Plan, adopted by Council June 14, 2011, provides guidance on how to manage future growth, development, and change within the City of Brockville. The Official Plan designates the subject property as "Mixed Use & Commercial Area".

The Official Plan's goals are to create a sustainable City in terms of health and vitality, that is economically viable and diverse, has high quality city services and amenities, and is well planned.

Section 2.3 outlines strategic planning themes that include a "Sustainable, Healthy, and Vital City – Objectives", "An Economically Strong and Diverse City", "A High Quality of City Services and Amenities", and "A Well-Planned Responsive City".

Proposed Amendment to Zoning By-Law 194-94
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Applicant: Amanda McHugh
File: D14-152

The proposal intensifies an existing, large lot within the urban area; and, is located within walking distance of a number of amenities, services, educational facilities and recreational opportunities that meet residents' daily needs and therefore achieves the above objectives.

Section 3.2.6 defines and outlines Mixed Use & Commercial Areas among others, as areas that promote mixed use development (commercial/residential) as well as facilitate pedestrian activity and street life.

Section 4.5.2 states among others that Commercial Uses within the Mixed Use and Commercial Area such as business and professional offices, personal service establishments, eating establishments, service and convenience retail and similar types of uses shall be permitted as well as uses accessory to any of the permitted uses in the Mixed Use and Commercial Area.

Section 4.5.3 speaks to the height, massing, servicing of the site as well as parking requirements for developments. In this case, the proposed chip wagon will have no impact and is not a concern as it relates to height, massing and servicing. As the proposal will occupy existing parking spaces, only six (6) spaces are to be impacted on the property.

Staff believes that in relation to the location of the proposed chip wagon on two major streets (Parkedale Avenue and Millwood Avenue) and the above policies supporting the proposal, the chip wagon at 2360 Parkedale Avenue satisfies the general intent outlined within the Official Plan.

Zoning By-law Considerations:

The current zoning on the subject property is C2A-General Commercial Arterial Zone, and therefore, the addition of a chip wagon to the list of uses permitted on the site would require an amendment to Zoning By-law 194-94. The uses currently permitted within the C2A-General Commercial Arterial Zone are attached as **Schedule "D"** for your information.

In this instance, the applicant has requested a permanent zone change for the property. Should Council permit the permanent request, a chip wagon would be listed as a permitted use indefinitely.

The location of the proposed chip wagon, occupying a small corner of an underutilized parking area would be a logical fit for the site. There is ample parking to accommodate the patrons of both Canadian Tire and the proposed chip wagon. As well, the proposal is intended to serve a large market of employees, residential dwellings within close proximity, travelers along Parkedale Avenue and Millwood Avenue, and St. Lawrence College.

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Although no concerns were raised at the public meeting to a chip wagon at this location in the past, department staff is of the opinion that consistency for this type of use should apply, and a three (3) year temporary zone should be considered.

The temporary zone is recommended to ensure that the property and the proposed chip wagon remain esthetically pleasing as this is a very prominent location in the city. Therefore, the recommendation specifies that planters be placed around the chip wagon to reduce the visual impact that the chip wagon may present. Staff also recommends that no additional accessory structures be located on the site at 2360 Parkedale Avenue as they pertain to the operation of the chip wagon.

The temporary zoning will also provide an ample timeframe to examine the impacts, if any, that this use may present as well as the opportunity for Council to review the use should the applicant vacate the property.

The use of permanent zoning is cautioned, as it would be difficult to establish design criteria for a chip wagon that may locate at this location in the future, unlike buildings which would be Subject to Site Plan Approval.

Should the recommendation (temporary zoning) be accepted by Council, the zone would read similar to the following:

"T-C2A-X8-2

In addition to the uses permitted in the C2A-General Commercial Arterial Zone, a chip wagon shall be permitted in the T-C2A-X8-2 Zone, for a three (3) year period ending April 30, 2015.

No additional storage for the chip wagon in one or more accessory structures or vehicles shall be permitted.

In addition to Landscaped Open Space requirements for the site, a minimum of two (2) planter boxes shall be provided adjacent to the chip wagon."

Council should be aware that temporary zoning can be imposed in accordance with Section 39 of the Planning Act, R.S.O. 1990. At the end of the three (3) year temporary zoning, the applicant may wish to apply for an extension. Should this be the case, there is a reduced fee for an extension of a temporary use.

Proposed Amendment to Zoning By-Law 194-94
2360 Parkedale Avenue, City Of Brockville
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Applicant: Amanda McHugh
File: D14-152

POLICY IMPLICATIONS

As noted in the Analysis section of this report, the proposed amendment to Zoning By-law 194-94 for 2360 Parkedale Ave. is consistent with the PPS and with the relevant policies of the City's Official Plan.

FINANCIAL CONSIDERATIONS

City of Brockville does charge a licensing fee of \$200.00 per year for a chip wagon. In addition, the applicant must provide proof of insurance prior to issuance of the license.

All costs associated with the use of the property to include a chip wagon are the responsibility of the Applicant.

CONCLUSION

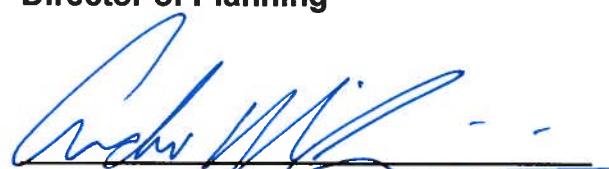
Following review of the PPS, Official Plan and Zoning By-law, it is reasonable to allow a chip wagon on the property at 2360 Parkedale Ave. However, for the reasons set out in this report, it is appropriate to create a site-specific zone to allow a chip wagon as a temporarily permitted use only, in addition to all other uses currently permitted within the C2A – General Commercial Arterial Zone. This is reflected in the recommendation at the beginning of this report.



M. Pascoe Merkley, MCIP, RPP
Director of Planning



B. Casselman
City Manager

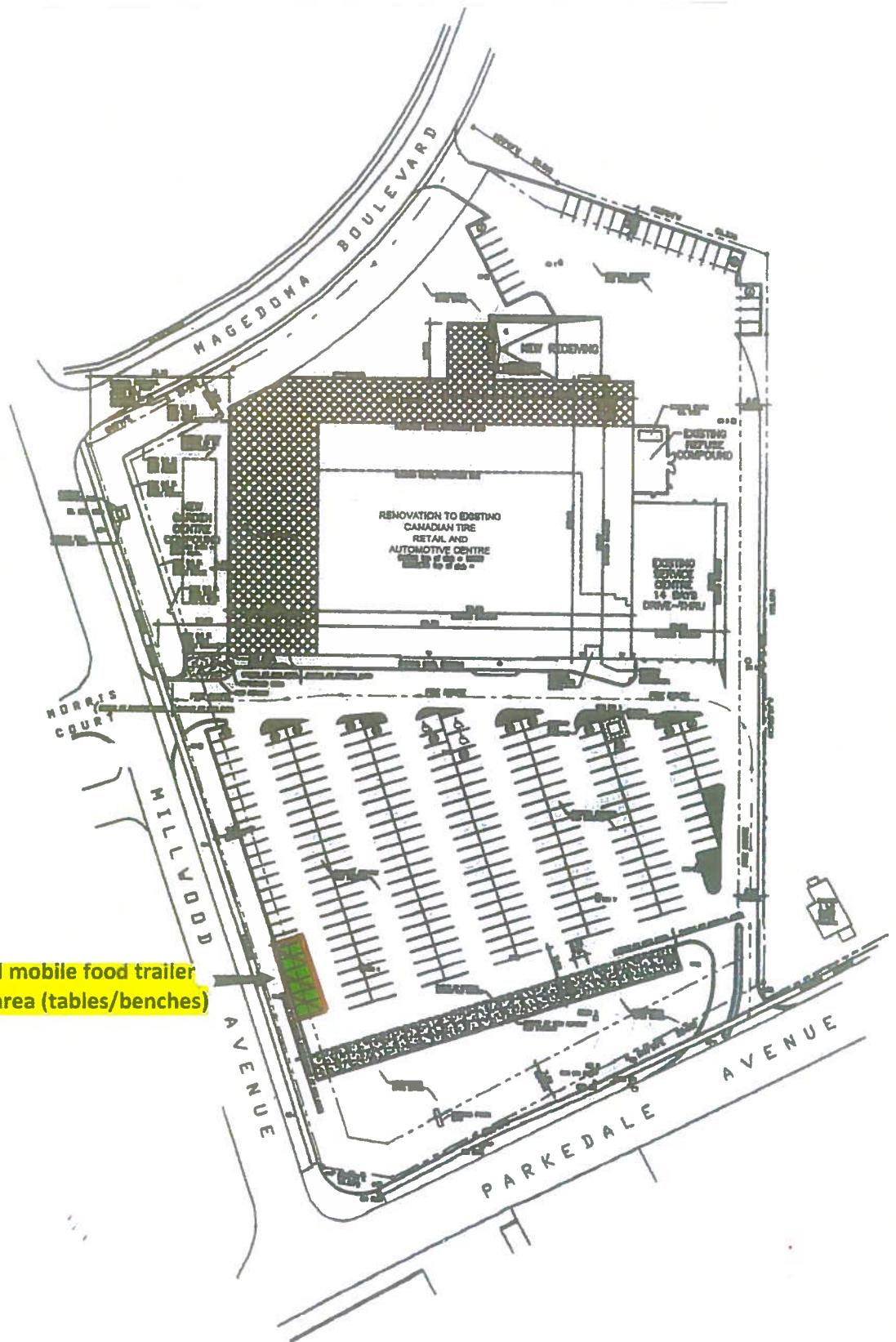


A. McGinnis, MCIP, RPP
Planner II

SCHEDULE "A" TO REPORT 2012-062-04



SCHEDULE "B" TO REPORT 2012-062-04



SCHEDULE "C" TO REPORT 2012-062-04

Excerpt from EDP Minutes of March 6, 2012

1. 2012-040-03
Proposed Amendment to Zoning By-law 194-94
2360 Parkedale Avenue, City of Brockville
Owner: Charter Acquisition Corp. (Canadian Tire)
Applicant: Amanda McHugh

Moved by: Councillor Kalivas

THAT Report 2012-40-03 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.

CARRIED

Councillor Baker, Chair, announced the Public Meeting.

Ms. Pascoe Merkley, Director of Planning, announced that Notice of the Public Meeting for Staff Report No. 2012-040-03 was given in the Recorder and Times Newspaper on February 9, 2012, and a notice was sent to surrounding property owners, interested parties and agencies by first class mail.

Councillor Baker 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 Baker reviewed the procedures for the Public Meeting.

Councillor Baker called on the Director of Planning to explain the purpose of the Public Meeting and the nature of the application.

Ms. Pascoe Merkley reviewed the proposed amendment to Zoning By-law 194-94.

The following persons spoke in support of the proposed amendment:

Amanda McHugh, Applicant & Agent for Charter Acquisition Corp., stated the purpose for the application being to have a mobile food trailer serving health friendly foods at the Canadian Tire parking lot location.

SCHEDULE "C" – Report 2012-062-04 – Page 2/2

Councillor Kalivas asked about the permanency of the change of zoning and whether temporary is still being considered. The Director of Planning noted that the application is for a permanent change to permit the use of a "chip wagon" as defined in the Zoning By-law. Councillor Kalivas asked if Council had input if the use changes. The Director of Planning noted that it is not subject to expiry and would not need to come back to Council. The owner of the property, Charter Acquisition Corp., would approve the use.

Councillor Baker asked whether opposition dissipated the last time the previous operation was renewed for 3 years. He also asked if there were parking concerns due to the reduction in parking spaces during the season use at Canadian Tire as well as the location of the chip wagon. The Director of Planning noted that there is surplus parking and it is not a concern.

Councillor Baker pointed out that in the diagram the trailer looks close to the boulevard and that hydro should not be suspended. The Applicant said that there is a hydro pole at the location and that the wires would not be suspended.

Councillor Baker closed the public meeting. (6:17pm)

6.0 COMMERCIAL ZONES

6.1 GENERAL

Unless otherwise permitted in this By-law, no person shall, within any Commercial Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the uses permitted in Plate "D", the provisions outlined in Plate "E" and all other applicable provisions of this By-law.

6.2 Permitted Uses in Commercial Zones - Plate "D"

USE	C1 (h,c)	C2 (h,c)	C2A (h)	C2D (h,c)	C3A to C3E (h,c)	C4 (h)	C5 (h,c)	C6 (h,c)	C7 (h)
Accessory Apartment Unit(s)	*(b)	*(b)		*(b)	*(b)			*(b)	
Artists Workshop	*	*	*	*	*		*	*	*
Assembly Hall		*	*	*	*	*			*
Auctioneers Establishment			*			*			
Automobile Body Shop						*(f)			
Automobile Leasing Agency		*	*	*		*			*
Automobile Rental Agency			*			*			*
Automobile Repair Garage			*	*(a)		*			
Automobile Gas Bar		*(a)	*	*(a)		*			
Automobile Sales Establishment			*(f)	*(f,a)		*(f)			*
Automobile Service Station		*(a)	*	*(a)		*			
Automotive Trade Use			*			*			
Bakery		*		*					*
Bake Shop	*	*	*	*	*		*	*	*
Bank or Trust Company	*	*	*	*	*		*	*	*
Bus Depot			*			*			*
Business/Professional Offices	*	*	*	*			*	*	*
Business Incubator	*	*	*	*			*	*	*
Business Service Establishment	*	*	*	*			*	*	*
Car Wash			*			*			*
Catering Service	*	*	*	*	*	*		*	*
Clinic	*	*	*	*	*		*	*	*
Commercial Greenhouse			*			*			
Commercial Recreation Est.	*	*	*	*	*	*	*	*	*
Commercial School	*	*	*	*				*	*
Commercial Use	*	*	*	*				*	*
Computer Design and Development Facility	*	*	*	*			*	*	*
Computer Service	*	*	*	*			*	*	*

[Note: *Indicates permitted use. Footnotes (a) - (s) - see subsection 6.2.1 - Text to Plate "D".]
(Amending By-laws 34-98, 93-99, 61-2001, 32-2003 as amended by OMB Order dated September 17, 2003)

6.2 Permitted Uses in Commercial Zones - Plate "D" (continued)

USE	C1 (h,c)	C2 (h,c)	C2A (h)	C2D (h,c)	C3A to C3E (h,c)	C4 (h)	C5 (h,c)	C6 (h,c)	C7 (h)
Contractor*s Establishment	*	*	*			*			*
Convenience Store	*	*	*	*	*	*	*	*	*
Courier Service	*	*				*		*	*(m)
Custom Workshop	*	*	*	*	*			*	*
Data Processing Centre	*	*	*	*	*		*	*	*
Day Nursery	*	*	*	*	*		*	*	*
Dental Laboratory	*	*	*	*	*		*	*	*
Department Store								*	*(q)
Dry Cleaning Distribution Station	*	*	*	*	*		*	*	*
Dry Cleaning Plant		*	*				*	*	*
Delicatessen	*	*	*	*	*		*	*	*
Dwelling Unit				*(r)(s)	*(s)				
Factory Outlet									*(q)
Farmer*s Market			*	*		*			
Film and Recording Studio	*	*	*					*	*
Flea Market	*	*				*			
Grocery Store	*	*	*				*	*	
Health Club	*	*	*	*	*	*		*	*
High Technology Retail Store	*	*	*	*			*	*	*(l)
Home Occupation	*	*		*	*				
Home Appliance Store	*	*(d)	*			*(d)	*	*	*(l,q)
Home Decorating Store	*	*(d)	*			*(d)	*	*	*(l,q)
Home Furnishing Store	*	*(d)	*			*(d)	*	*	*(l,q)
Home Improvement Store	*	*(d)	*			*(d)		*	*
Hotel/Motel	*	*	*	*	*	*			*
Industrial Equipment Sales, Service and Rental									*
Industrial and/or Automotive Supply			*			*			*
Industrial Mall									*
Industrial Service									*
Industrial Use (Light)									*
Landscaping Contractor			*			*			
Laundromat	*	*	*	*	*			*	

[Note: *Indicates permitted use. Footnotes (a) - (s) - see subsection 6.2.1 - Text to Plate "D".]
 (Amending By-laws 34-98, 93-99, 61-2001, 32-2003 as amended by OMB Order dated September 17, 2003)

6.2 Permitted Uses in Commercial Zones - Plate "D" (continued)

USE	C1 (h,c)	C2 (h,c)	C2A (h)	C2D (h,c)	C3A to C3E (h,c)	C4 (h)	C5 (h,c)	C6 (h,c)	C7 (h)
Marina					*				
Marine Sales and Service			*		*	*			*
Medical Laboratory	*	*	*	*			*	*	*
Mixed Commercial/Residential Development			*	*	*				
Offices of Architects, Engineers, Planners, Surveyors		*	*	*	*		*	*	*
Parking Lot/Parking Garage				*	*				*
Personal Service Establishment	*	*	*	*	*		*	*	*
Photographic Establishment	*	*	*	*	*		*	*	*
Photographic Service	*	*	*	*			*	*	*
Printing Establishment	*	*	*	*			*	*	*
Private Club	*	*	*	*			*	*	
Radio and Television Studio			*	*					*
Recreational Vehicle Sales, Service and Rental			*		*	*			
Research and Development Establishment		*	*	*	*		*	*	*
Restaurant - Eat-In	*	*	*	*	*	*	*	*	*
Restaurant - Fast Food	*	*	*	*	*	*		*	*
Restaurant - Take-Out	*	*	*	*	*		*	*	*
Restaurant - Outdoor Patio	*	*	*	*				*	*
Retail Store	*	*(d)	*	*			*	*	*(o,q)
Retail Warehouse	*	*				*		*	*(l,q)
Seasonal Use	*(e)	*(e)	*(e)	*(e)	*(e)	*(e)	*(e)	*(e)	*(e)
Senior Citizens Day Care	*	*	*	*	*		*	*	
Service and Repair Shop	*	*	*	*	*			*	*
Service Use	*	*	*	*	*		*	*	*
Shopping Centre								*	
Sub Post Office	*	*	*	*	*		*	*	*
Supermarket		*	*(d)	*		*(d)		*	
Swimming Pool Sales & Service	*	*(d)				*	*	*	*
Tavern		*	*	*	*			*	*
Testing/Research Laboratory									*
Theatre		*	*	*		*		*	*
Towing Service						*			
Transportation Terminal						*			

[Note: *Indicates permitted use. Footnotes (a) - (s) - see subsection 6.2.1 - Text to Plate "D".
 (Amending By-laws 34-98, 93-99, 61-2001)]

6.2 Permitted Uses in Commercial Zones - Plate "D" (*continued*)

USE	C1 (h,c)	C2 (h,c)	C2A (h)	C2D (h,c)	C3A to C3E (h,c)	C4 (h)	C5 (h,c)	C6 (h,c)	C7 (h)
Undertaker's Establishment			*	*		*			*
Used Automobile Sales Establishment		*	*			*			
Veterinarian*s Office	*	*	*	*			*		*
Vocational Training Centre		*	*	*			*	*	*
Video Rental Establishment	*	*	*	*	*	*(i)		*	*
Warehouse						*			*(p)
Warehouse - Mini						*			
Wholesale Establishment		*	*	*				*	*
Workplace Day Nursery		*	*	*	*	*	*	*	*(n)

[Note: *Indicates permitted use. Footnotes (a) - (s) - see subsection 6.2.1 - Text to Plate "D".]
(Amending By-laws 34-98, 93-99, 61-2001, 32-2003 as amended by OMB Order dated September 17, 2003)

23March2012

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 03 APRIL
2012**

2012-068-04

**EXTENSION FOR REGISTRATION OF FINAL PLAN
OF SUBDIVISION, PART OF LOT 11, CONC. 2
CITY OF BROCKVILLE, COUNTY OF LEEDS
FLANDERS ROAD, PHASE II**

**OWNER: JOHN CASSELL, O/A CASS DEV LTD.
AGENT: EASTERN ENGINEERING GROUP INC.
FILE: 08T-06501A**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

RECOMMENDATION:

THAT an additional and final extension for registration of the Flanders Road-Phase II Plan of Subdivision on lands described as Part of Lot 11, Concession 2, City of Brockville, County of Leeds be granted to April 01, 2013.

PURPOSE:

The purpose of this report is to make recommendation respecting a request for further extension of the date on which the Flanders Road-Phase II Plan of Subdivision is to be registered.

BACKGROUND:

Eastern Engineering Group Inc., acting as Agent for Mr. John Cassell, o/a Cass Dev Ltd., Owner of lands described as Part of Lot 11, Concession 2, City of Brockville, County of Leeds, made application for a proposed Plan of Subdivision. On 10 April 2007, Council for the Corporation of the City of Brockville passed resolution 2007-064-04 which granted draft approval to a Plan of Subdivision on the subject land, said draft approval being subject to eleven (11) conditions.

On 10 March 2009, Council for the Corporation of the City of Brockville passed resolution 2009-031-03 which granted final approval to a Plan of Subdivision on the subject land. Registration of Final Approval was to be completed within sixty (60) days of the date of final approval.

On 12 May 2009, Council for the Corporation of the City of Brockville passed resolution 2009-061-05 which granted an extension of one hundred and twenty (120) days for registration of the Plan of Subdivision.

On 13 October 2009, Council for the Corporation of the City of Brockville passed resolution 2009-161-10 which granted an extension of eighteen (18) months for registration of the Plan of Subdivision for the subject land. This extension expired on March 7, 2011.

Extension of Registration of Final Plan of Subdivision
Block B, Plan 42, Part of Lot 11, Concession 2, City of Brockville
Owner: John Cassell, O/A Cass Dev Ltd.
Agent: Eastern Engineering Group Inc.
File: 08T-06501A

On 14 December 2010, Council for the Corporation of the City of Brockville passed resolution 2010-164-12 which granted an extension for registration of the Plan of Subdivision for the subject land. This extension expired on March 7, 2012.

On March 7, 2012, an e-mail request was received from Eastern Engineering Group Inc. for an additional extension of twelve (12) months for registration of the Plan of Subdivision for the subject land.

ANALYSIS:

Condition 11 of Report 2007-064-04, being the background report to Plan of Subdivision for Cass Dev Subdivision Phase II, reads as follows:

"11. That the Final Plan, as approved by the City of Brockville, must be registered within sixty (60) days of the date of final approval or the City's approval may be withdrawn in accordance with Section 51(59) of the Planning Act, R.S.O. 1990, c.P.13."

An initial extension for registration of the plan was granted based on the need to resolve various title related issues. These issues were resolved.

Four (4) subsequent requests for extensions have been requested and three (3) have been granted by Council for the City of Brockville based on the current economic environment and the developer's inability to secure a buyer for the subject property.

However, the Agreement remains unexecuted and the Final Plan has not been registered. Accordingly, the Agent, being Eastern Engineering Group Inc., has requested a further extension of twelve (12) months. A copy of the request and the subdivision layout have been attached as **Schedule "A"** and **Schedule "B"**, respectively, to this report.

The request for a further extension of twelve (12) months is based on the anticipated sale of the subject property. The developer, Mr. Cassell, is continuing with his attempts to sell the property but as yet has been unsuccessful.

Among other approvals for the subdivision, a Certificate of Approval (CoA) for the storm and sanitary sewer systems has been obtained. The current CoA for the storm and sanitary sewer systems expires on April 01, 2013. As such, it is only appropriate to consider an extension for registration of the Plan of Subdivision until April 01, 2013.

**Extension of Registration of Final Plan of Subdivision
Block B, Plan 42, Part of Lot 11, Concession 2, City of Brockville
Owner: John Cassell, O/A Cass Dev Ltd.
Agent: Eastern Engineering Group Inc.
File: 08T-06501A**

The request has been circulated to the Environmental Services Department for comment and received confirmation that the previous response, as follows, remains in place:

"I have no objection to extend it another year. However, the agreement should contain a clause giving the City the ability to allocate the capacity given to this development to another development should it be needed."

The Operations Department has confirmed verbally that they have no issues concerned with the request for extension for registration.

In consideration of past requests for extension, the matter of assigned capacity has been brought forward as a concern in that once a subdivision is approved, typically the allocation is assigned to the subdivision and is difficult to re-assign once approved. The assumption is that the subdivision will proceed in the immediate future. However, Council does retain the prerogative to re-assign capacity when needed.

It is also reasonable to establish that no further extensions shall be considered on this project beyond April 01, 2013 in order to ensure that sanitary capacity assigned to this project may be reassigned to another project should this project be further delayed. Given the implications associated with expiry of the CoA for the storm and sanitary sewer systems, no further extension shall be considered for extension of registration of the Plan of Subdivision.

Given that the project has complete engineering drawings and appropriate approvals, it is reasonable to grant an extension for the registration of the Final Plan to 01 April 2013.

Should the Subdivision Agreement not be registered by April 01, 2013, the subdivision file should be closed.

POLICY IMPLICATIONS:

There are no policy implications associated with the proposed extension of the time frame for registration of the Final Plan of subdivision.

FINANCIAL IMPLICATIONS:

There is a potential financial implication of not proceeding to registration of Final Plan of Subdivision. The subject landholding, being one parcel, would continue to be assessed as vacant residential. Alternatively, should the registration proceed, the lands would be assessed per lot, generally at a higher value, thus exacting more taxation.

2012-068-04

Page 4

Extension of Registration of Final Plan of Subdivision

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Aside from the assessment and tax implications, there are no financial implications associated with the proposed extension of the time frame for registration of the Final Plan of Subdivision as the financial security required under the Subdivision Agreement is based on current pricing provided by the developer at the time of construction and the City portion of cost sharing identified under the Agreement is paid out in the year following completion of the work in order to ensure that funds are included in the budget process.

CONCLUSION:

The Planning Department is recommending extension of the time frame for registration of the Plan of Subdivision to April 01, 2013 only, to enable the developer to arrange the sale of the subject land to another developer, however, no further extensions should be considered.



M. Maureen Pascoe Merkley
Director of Planning



B. Casselman
City Manager



J. Faurshou
Planner I

SCHEDULE "A"
Report 2012-086-04

Jon Faurschou

From: Brian Tuthill <btuthill@easteng.com>
Sent: Wednesday, March 07, 2012 1:25 PM
To: Jon Faurschou
Subject: Deer Trails Phase 2

Jonathan

I am writing on behalf of John Cassell to request that the date for registration be extended for an additional 12 months. John is actively trying to sell the property and currently has a party which has expressed interest in it.

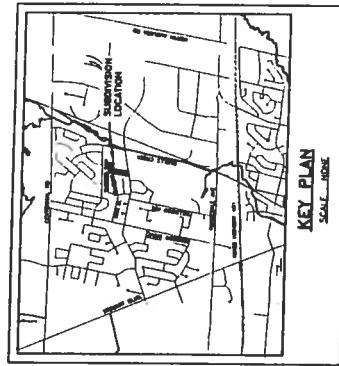
I will call you to discuss.

Brian

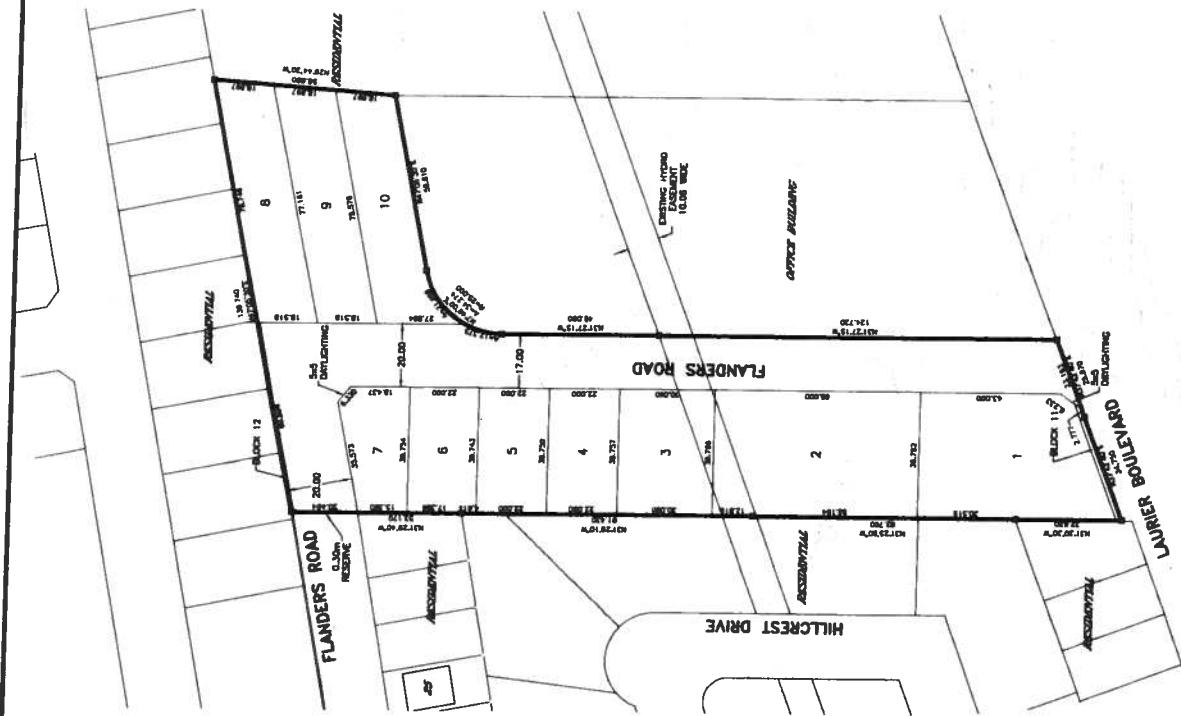
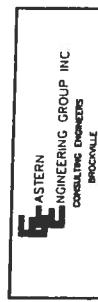
SCHEDULE "B"
Report 2012-086-04

**DRAFT PLAN OF SUBDIVISION
OF
PART OF LOT 11
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF
ELIZABETHTOWN
CITY OF BROCKVILLE
COUNTY OF LEEDS
2007**

Scale 1:1200



SURVEYOR'S CERTIFICATE
I, the undersigned Surveyor, certify that the boundaries and other markings on the plan are accurately and correctly shown.
Signed _____
Robert J. Watson
Ontario Land Surveyor
Dated _____



ADDITIONAL INFORMATION

- a - As Shown
 - b - As Shown
 - c - As Shown
 - d - As Shown
 - e - As Shown
 - f - As Shown
 - g - As Shown
 - h - As Shown
 - i - As Shown
 - j - As Shown
 - k - As Shown
 - l - As Shown
 - m - As Shown
 - n - As Shown
 - o - As Shown
 - p - As Shown
 - q - As Shown
 - r - As Shown
 - s - As Shown
 - t - As Shown
 - u - As Shown
 - v - As Shown
 - w - As Shown
 - x - As Shown
 - y - As Shown
 - z - As Shown
- Temporary owned and operated piped water system
Temporary Septic system
Sanitary Sewer, Water, Hydro
N/A

NOTES:
1. Blocks 11 & 12 are 0.30m reserves

28 March 2012

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE –03 APRIL
2012**

2012-071-04

**REMOVAL OF THE “H2” HOLDING SYMBOL
30 DELHI STREET, CITY OF BROCKVILLE,
OWNER / APPLICANT: T. ALGUIRE
FILE: D14-112**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

RECOMMENDATION:

THAT Council of the Corporation of the City of Brockville adopt a by-law pursuant to Section 36 of the Planning Act, R.S.O. 1990 to remove the “H2” Holding symbol on lands known municipally as 30 Delhi Street, City of Brockville, County of Leeds.

PURPOSE:

The purpose of this report is to remove the “H2” Holding symbol from 30 Delhi Street, City of Brockville.

BACKGROUND:

Mr. Ted Alguire, Owner of 30 Delhi Street, has requested removal of the “H2” Holding symbol for 30 Delhi Street, City of Brockville, County of Leeds. The location of the subject lot is indicated on **Schedule “A”** attached to this report.

ANAYLSIS:

On 10 October 2006, Council passed By-law 102-2006 (Report 2006-278-10) to rezone 30 Delhi Street to H2-R3-X6-1. A concurrent application was made for amendment to the Official Plan for the City of Brockville.

The amendment to the Official Plan and to the Zoning By-law for the City of Brockville allowed the existing building located at 30 Delhi Street to permit a two (2) unit dwelling within 30 metres of the railway right-of-way and addressed such items as noise and vibration determination and measurement to ensure adequate attenuation measures are incorporated in the development.

More specifically, the “H2” Holding Symbol, which refers to various special design elements, was incorporated into the zone with the following wording:

“H2-R3-X3-1-General Residential, Site Specific Zone

The uses permitted in the R3-X3-1 zone shall be a dwelling containing a maximum of two (2) dwelling units with the following noise attenuation measures being incorporated into the building prior to occupancy:

Removal of "H2" Holding Symbol, 30 Delhi Street, City of Brockville

-
- *All south facing windows shall be triple glazed; and*
 - *Each residential unit shall have central air conditioning and forced air heating installed and maintained by the owner."*

A follow-up inspection was completed by the Planning Department-Building Division in February 2012 and the conditions, as noted above, were found to be in place. Accordingly, it is appropriate to remove the "H2" Holding Symbol from the site.

Should the EDP Committee endorse the recommendation, a notice of Council's intent to pass a by-law pursuant to Section 36 of the Planning Act, R.S.O. 1990, will be sent to the property owner, and the necessary by-law will be prepared.

POLICY IMPLICATIONS:

The proposed changes, as noted, are consistent with policies within the City of Brockville as the area is currently designated and zoned for residential use.

FINANCIAL CONSIDERATIONS:

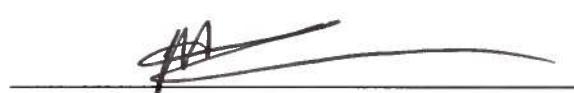
There are no financial considerations to the City at this time. All costs associated with the removal of the "H2" Holding symbol from 30 Delhi Street are the responsibility of the Owner.

CONCLUSIONS:

The Planning Department supports the requested removal of the "H2" Holding Symbol and is recommending approval as described in the recommendation of this report. The necessary by-law shall be prepared for enactment by City Council



M. Maureen Pascoe Merkley
Director of Planning

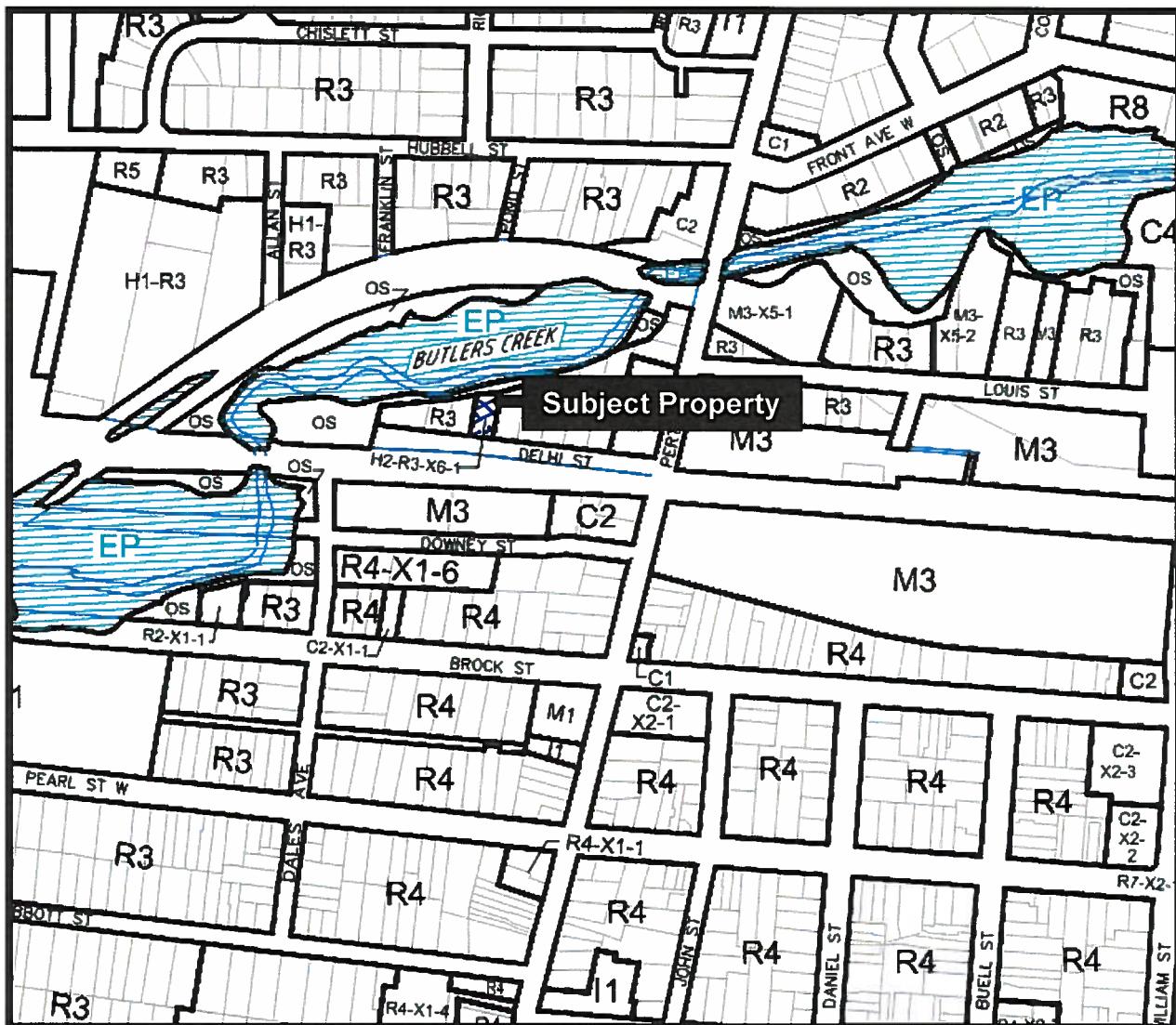


B. Casselman
City Manager



J. Faurschou
Planner I

SCHEDULE "A" - Report 2012-071-04



March 29, 2012

REPORT TO ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE – April 3, 2012

2012-065-04

BROCKVILLE GENERAL HOSPITAL

REQUEST FOR LICENSE TO PERMIT

**THE CONSTRUCTION OF A LAY-BY AT THE
NORTH EAST CORNER OF ORMOND STREET**

SANDRA M. SEALE

CITY CLERK

DAPHNE LIVINGSTONE
DEPUTY CITY CLERK

RECOMMENDED

THAT Council authorize the Mayor and City Clerk to execute a license with the Brockville General Hospital for the construction of a lay-by area to be located on the north east corner of Ormond Street (former day patient area) as per the drawing submitted by Eastern Engineering Group Ltd.

PURPOSE

Eastern Engineering Group has submitted a proposal on behalf of the Brockville General Hospital for the construction of a lay-by area on the north east corner of Ormond Street to facilitate the drop off of patients at the hospital entrance.

ANALYSIS/OPTIONS

The Brockville General Hospital is proposing to create a new patient drop off lane at the north east corner of Ormond Street in order to use the entrance to the hospital. The proposed lay-by would be similar to the lay-by at BCI and the Courthouse (Wall Street).

The proposal for a lay-by will locate a drop off area off-street to the current boulevard area on the north east side of Ormond Street (as per the attached drawing). The applicant will bear the cost of constructing the lay-by area including the relocation of the sidewalk and the appropriate curbing. The applicant will undertake the maintenance of the lay-by including winter snowplowing and sanding. The City will continue the maintenance of the existing sidewalk.

The proposal was circulated to the Police, Fire, Operations, Environmental Services and Planning Departments for review and comment. The drawing was submitted and comments were received by the applicant. The drawing was revised to the satisfaction of all departments.

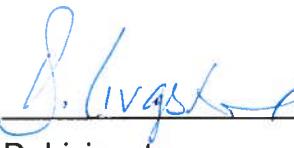
The applicant has been advised of the comments and permits necessary for the construction of the lay-by.

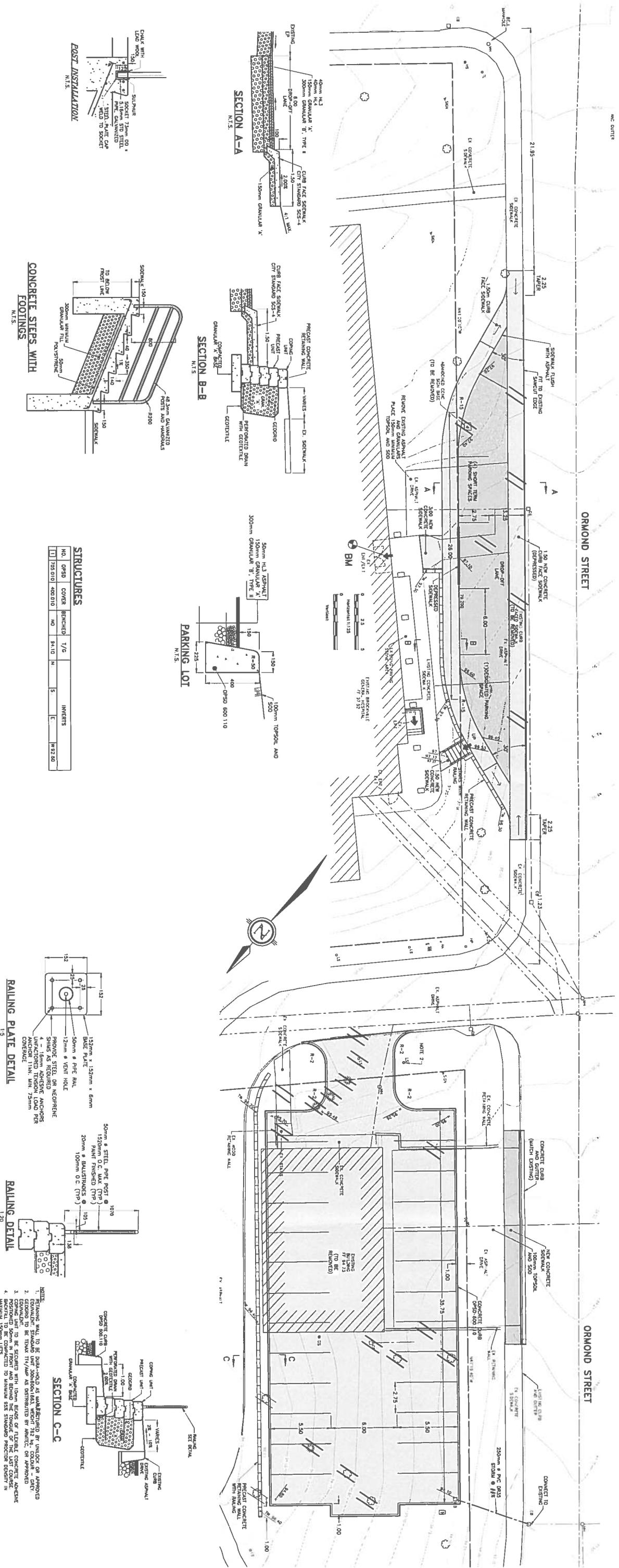
FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report. All costs, including legal, will be borne by the applicant.


S. Seale
City Clerk


B. Casselman
City Manager


D. Livingstone
Deputy City Clerk



REPORT TO ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE

April 3, 2012

2012-072-04

**RENEWAL OF VICTORIA BUILDING LEASE
AGREEMENT WITH THOUSAND ISLANDS
COMMUNITY DEVELOPMENT CORPORATION (TICDC)**

**S.M. SEALE
CITY CLERK**

RECOMMENDATION

THAT Council authorize the Mayor and Clerk to enter into a lease agreement with the Thousand Islands Community Development Corporation (TICDC) for office space located in the basement level of the Victoria Building for a period commencing May 1, 2012 to April 30, 2017.

PURPOSE

To address the request by the Thousand Islands Community Development Corporation to maintain its lease agreement with the City of Brockville prior to the expiration of the current lease agreement.

BACKGROUND

In November 1998, Council passed a resolution of support for the concept of a one stop shopping centre for small business to be located in the lower level of City Hall. Approval was granted for the 1000 Islands Community Development Corporation (TICDC), Canada Ontario Business Service Centre, Brockville and District Chamber of Commerce, DBIA and Brockville Police Department Storefront Office to use the space resulting from the uploading of the Social Services Department to the United Counties of Leeds and Grenville.

Council authorized the TICDC to contribute an upset limit of \$20,000 towards leasehold improvements with a nominal rental fee of \$1 per year inclusive of property and education taxes.

An addendum to the original lease agreement was executed in April 2001 to April 2009 with the same fee and an additional \$15,000 in leasehold improvements for the Self Help Centre. An addition addendum was executed in February 2008 to March 2014. In consideration of its financing the renovations to the basement offices, along with additional funding for various City initiatives, the TICDC secured its lease with the City of Brockville for a nominal fee of \$1.00 per annum plus its proportionate share of the annual operating costs inclusive of property and education taxes.

ANALYSIS

The existing lease with the TICDC expires on March 31, 2014. Mr. Tom Russell, Executive Director of the TICDC has expressed his intentions in favour of extending the existing Lease Agreement. It is being requested at this time in order to allow the TICDC to implement further leasehold improvements including the basement entrance hallway and bathrooms. Staff is recommending the lease to the 1000 Islands Community Development Corporation for a further 5 years.

Through circulation to various staff, and in light of the numerous investments that the TICDC has made in support of the City of Brockville, staff is supportive of extending the existing Lease Agreement with the TICDC.

FINANCIAL CONSIDERATION

The Lease Agreement with the TICDC has a rent consideration which is a rate that is cost recovery to the City for utilities and taxes. This rate is adjusted on January 1st, annually to reflect any increases in costs. All maintenance, janitorial, waste removal and building security are at the sole expense of the TICDC.



S.M. Seale, City Clerk



B. Casselman, City Manager



D. Cyr, Director of Finance