



Economic Development and Planning Committee

Tuesday, September 1, 2015, 6:00 pm
City Hall, Council Chambers

Committee Members

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

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Economic Development
Advisory Team
Museum Board
Library Board
Arts Centre
Tourism

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PUBLIC MEETING AGENDA

Item

2 - 10

1. 2015-087-09
Proposed Amendment to Zoning By-law 050-2014
Part Lot 14, Concession 2,
545 & 555 Stewart Blvd., City of Brockville
Owner 555 Stewart Blvd: 534499 Ontario Limited
Owner 545 Stewart Blvd: Rick Walker and Shirley Morris, in Trust

THAT Report 2015-087-09 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.

24August2015

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 1 SEPTEMBER 2015

2015-087-09

PROPOSED AMENDMENT TO ZONING BY-LAW 050-2014 **M. PASCOE MERKLEY**
PART LOT 14, CONCESSION 2, **DIRECTOR OF PLANNING**
545 & 555 STEWART BLVD., CITY OF BROCKVILLE **ANDREW MCGINNIS**
OWNER 555 STEWART BLVD: 534499 ONTARIO LIMITED **PLANNER II**
OWNER 545 STEWART BLVD: RICK WALKER and
SHIRLEY MORRIS, IN TRUST

FILE: D14-009₍₀₅₀₋₂₀₁₄₎

RECOMMENDATION

THAT Report 2015-087-09 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting.

PURPOSE

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

BACKGROUND

534499 Ontario Limited, represented by Mr. Rick Walker, owner of lands described as Part of Lot 14, Concession 2, City of Brockville, County of Leeds, has filed an application for amendment to City of Brockville Zoning By-law 050-2014. The lands which are the subject of the application are located on the east side of Stewart Blvd. as shown on **Schedule "A"** attached hereto.

The application for an amendment to Zoning By-law 050-2014 seeks to rezone 545 Stewart Boulevard from H4-C5 – Office Retail Commercial to C3 – Commercial Corridor Special Exception Zone and rezone the lands located at 555 Stewart Boulevard (1000 Island Toyota) from C3 – General Commercial Arterial Zone to C3 – General Commercial Arterial Special Exception Zone to permit the lands to be merged in order to facilitate site specific zone provisions respecting a graveled vehicle parking area and the extension of an existing 1.83 metre high fence.

ANALYSIS

Zoning and Official Plan Information:

545 Stewart Boulevard:

| | |
|------------------|---|
| Official Plan: | Commercial Corridor Area |
| Existing Zoning: | H4-C5 – Office Retail Commercial Zone |
| Proposed Zoning: | C3 – General Commercial Arterial Special Exception Zone |

Site Characteristics:

| | |
|-------------|-------------------------|
| Total Area: | 751.09 m ² |
| Frontage: | 16.7 m on Stewart Blvd. |
| Depth: | 44.8 m |

The subject land is currently occupied by a single detached dwelling. A demolition permit has been obtained for its removal.

Photos of the subject property are attached as **Schedule “B”**.

555 Stewart Boulevard:

| | |
|------------------|---|
| Official Plan: | Commercial Corridor Area |
| Existing Zoning: | C3 – General Commercial Arterial Zone |
| Proposed Zoning: | C3 – General Commercial Arterial Special Exception Zone |

Site Characteristics:

| | |
|-------------|---|
| Total Area: | 1.11 Hectares |
| Frontage: | 85.7 m on Stewart Blvd. 135.7 m on Laurier Blvd. |

The subject land is currently occupied by 1000 Islands Toyota. Some of the initial site preparation work has begun for the expansion to the vehicle storage area.

Photos of the subject property are attached as **Schedule “B”**.

Surrounding Land Use:

| | |
|------------|---|
| North: | Lands located north (across Laurier Boulevard) are zoned C2 – General Commercial Zone and are occupied by the Butcher Shop. |
| Northeast: | Lands located northeast (across Laurier Boulevard) are zoned R4 – General Residential and are occupied by a townhouse development fronting on Wilmot Young Place. |

South: Lands located directly south are zoned H4-C5 – Office Retail Commercial Zone and are occupied by single detached dwellings.

East: Lands located directly east are zoned R2 – Single Detached Residential Zone and are occupied by single detached dwellings fronting on Brockmount Place.

West: Lands located west (across Stewart Boulevard) are zoned C4 – Highway Commercial Zone and are occupied by various commercial uses (Rona, Acupuncture and Traditional Chinese Medicine, Ultramar, Home Hardware).

Comments Received are summarized below:

1. Steve Allen, Supervisor of Engineering, Environmental Services Department (memo attached as **Schedule “C”** to this report):
 - *Concern that the proposed parking area will not be curbed as per Zoning By-law 050-2014*
 - *Concern with a gravel lot in this location as the lot is adjacent to a residential neighbourhood that will be affected by dust, which will be increased due to the prevailing westerly winds.*
2. Conal Cosgrove, Director of Operations, Operations Department:
 - *No comments beyond those provided by Steve Allen on behalf of Environmental Services.*
3. Greg Healy, Chief Fire Prevention Officer:
 - *No fire safety concerns at this time.*

Potential Issues for Discussion:

1. Appropriateness of the requested zoning.
2. Gravel Parking vs Paved Parking.
3. Height of Screening being used (1.8 m vs. 2.0 m)
3. Future development issues, if any.

POLICY IMPLICATIONS

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

FINANCIAL CONSIDERATIONS

A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. There are no other financial considerations at this time.

CONCLUSION

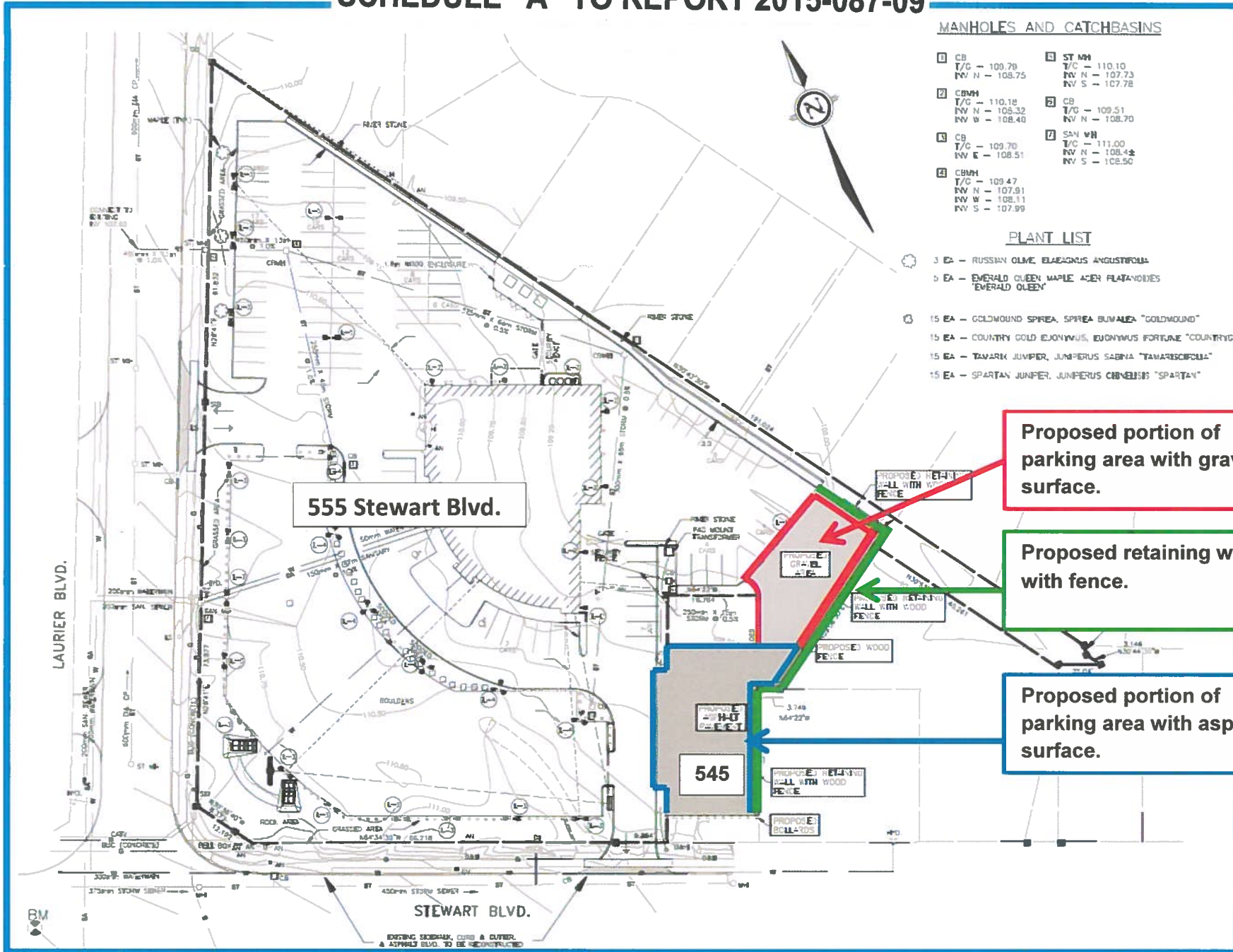
A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.


M. Pascoe Merkley, MCIP, RPP
Director of Planning


Andrew McGinnis, MCIP, RPP
Planner II

per 
B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2015-087-09



SCHEDULE "B" TO REPORT 2015-087-09





SCHEDULE "C" TO REPORT 2015-087-09

Memorandum



File No. D14-009

Date: August 19, 2015

To: Loraine Bagnell
Administrator Coordinator - Planning

From: Steven Allen, C.E.T.
Supervisor of Engineering

Subject: **Application for Zoning for By – Law Amendment, 545 & 555 STEWART BLVD – 1000 ISLANDS TOYOTA – CITY OF BROCKVILLE.**

The Environmental Services Department has reviewed the request for zoning by-law amendment (050-2014) dated August 6, 2015 and we are not opposed to the application requesting re-zoning. Please see attached, site specific comments previously made regarding site requirements.

A handwritten signature in black ink, appearing to be "SA", followed by a long horizontal line.

SEA:sa

Memorandum



File No.D11-313

Date: July 21, 2015

To: Andrew McGinnis
Planner

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

Subject: **1000 ISLANDS TOYOTA – 555 STEWART BLVD.**

The Environmental Services Division have reviewed application for minor change to site plan to add a gravel lot at 1000 Islands Toyota. Full site plan control guidelines should be met including but not limited to the following preliminary comments;

1. Provide a Storm Water Brief for the revised site to insure the existing storm system can adequately control the additional runoff that will be generated from the new lot area. This is to include the 1:5 year storm event, and the over land flow for a 1:100 year storm event. Pre / post runoff calculations are required for the site.
2. Site plan control manual requires the site to be curbed "Schedule B" Item 6.
3. City By-law 050-2014 – 3.0 requires the lot to be paved, we do not recommend a gravel lot at this location as the lot is adjacent to a residential neighborhood that will be affected by dust, which will be increased due to the prevailing westerly winds.
4. The proposed grades shown on the gravel lot are very low slope the easterly corner of the lot is going have difficulty draining on site.
5. There is a dash line shown with arrows from an elevation of 110.35 to the existing DI, what does this line represent?
6. The retaining wall that is being built in the field is limestone blocks not precast as shown in detail.

We will make further comments once a detailed Site Plan with a proposed design is completed and submitted.

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

Steven Allen