



Economic Development and Planning Committee

Tuesday, May 3, 2016, 6:00 pm
City Hall, Council Chambers

Committee Members

Councillor P. Deery,
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 (EDAT)
Museum Board
Library Board
Arts Centre
Tourism

Page

PUBLIC MEETING AGENDA

Item

2 - 7

1. 2016-054-05
Proposed Amendment to Zoning By-Law 050-2014
10 John Street, Owner: Juno (Brockville) Limited
Applicant: (Jane Almond MCIP RPP)

THAT Report 2016-054-05 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.

22 April 2016

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 03 May 2016

2016-054-05

**PROPOSED AMENDMENT TO ZONING
BY-LAW 050-2014, 10 JOHN STREET
OWNER: JUNO (BROCKVILLE) LIMITED
APPLICANT: (JANE ALMOND MCIP RPP)
FILE: D14-011₍₀₅₀₋₂₀₁₄₎**

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

RECOMMENDATION

THAT Report 2016-054-05 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

The subject property was originally developed as a showroom and extension of the former Reliable Furniture store. A subsequent owner, Kings Plate Development Corp and Downtown West Brockville Development Inc., applied for and received approval for changes to permit re-use of the building as a residential condominium. Demolition of the linkage between the King Street store frontage and the rear building and various interior demolition work was undertaken inside the rear building. However, no further work was done towards conversion of the building to a residential condominium and the project stalled. The subject property came into the ownership of Juno (Brockville) Limited.

Jane Almond, MCIP, RPP, acting for the property owner, filed an application for amendment to City of Brockville Zoning By-law 050-2014 with respect to lands legally described as Plan 67 Blk 30 Lots 40 to 42, 46 and 47 Pt Lots 37 to 39 and 43 RP 28R 7984 Parts 12 to 18 RP 28R 7455 Part 2 RP 28R 13301 Parts 10 to 13, City of Brockville, County of Leeds; municipal address 10 John Street. The application for an amendment to Zoning By-law 050-2014 would rezone the subject land from R5-2-Multiple Residential Special Exception Zone to MD-Mixed Use Downtown Special Exception Zone to permit those uses permitted in the MD-Mixed Use Downtown Zone, as well as those uses permitted under the definition of a "Community Health and

Resource Centre”.

As outlined in the Planning Rationale, date stamped 06 April 2016, prepared by the applicant, the requested amendment would convert the existing vacant building to a commercial building. No changes are proposed for the existing building footprint or building height. A 39 space parking lot to be accessed from St. Paul and John Streets and associated landscaping be installed to service the building occupants. Various changes to the exterior of the building, including but not limited to, windows and entrances, are anticipated. The major changes are subject to review under separate application for Site Plan Approval.

ANALYSIS

Zoning and Official Plan Information:

Official Plan: Downtown and Central Waterfront Area with Mixed Use Node and Water Street Area Provisions

Existing Zoning: R5-2-Multiple Residential Special Exception Zone

Proposed Zoning: MD-Mixed Use Downtown Special Exception Zone to permit those uses permitted in the MD-Mixed Use Downtown Zone and a Community Health and Resource Centre. The special exception provisions address recognition of existing building setbacks and reduction of the parking area setback from the street.

Site Characteristics:

The subject lands have a lot area of 3,096.82 m², with lot frontages on John Street of 46.7 m and on St. Paul Street of 63.7 m. The subject land is currently occupied in part by a vacant two (2) storey building originally constructed or about 1982 as a showroom for the former Reliable Furniture, with the balance of the site either paved or undeveloped.

Schedule “A” to this report shows the location of the subject lands.

Schedule “B” to this report is a sketch of the proposed site plan.

Surrounding Land Use:

North: Lands located to the north are zoned MD-Mixed Use Downtown Zone and MD-7-Mixed Use Downtown Special Exception Zone; occupied by older mixed commercial/residential buildings fronting on King Street West.

East: Lands located to the east, across John Street, are zoned MW-Mixed Use Waterfront Zone and MD-Mixed Use Downtown Zone; occupied by older mixed commercial/residential buildings fronting on King Street West and residential buildings fronting onto John Street and Halliday Street.

South: Lands located to the south are zoned MD-Mixed Use Downtown Zone; occupied by municipal parking lot accessed from Water Street West. Those lands south of Water Street West and across Water Street West are occupied by a commercial building occupied by a restaurant.

West: Lands located to the west, across St. Paul Street, are zoned I1-General Institutional Zone and MD-Mixed Use Downtown Zone; occupied by the Brockville Arts Centre and municipal parking lot.

Comments Received are summarized below:

Departments and Agencies:

1. Planning Department - Building Services Division, B Caskenette, CBO:

"No Comments or concerns at this stage."

2. Environmental Services Department, S. Allen, Supervisor of Engineering:

"....we are not opposed to the application."

3. Operations Department – Conal Cosgrove, Director of Operation:

"....no comments with respect to the application".

4. Fire Prevention Office – Greg Healy, Chief Fire Prevention Officer

"....no concerns at this time."

Potential Issues for Discussion:

1. Appropriateness of the requested zoning.
2. Compatibility of proposed uses with the surrounding neighbourhood.
3. Traffic and parking.

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

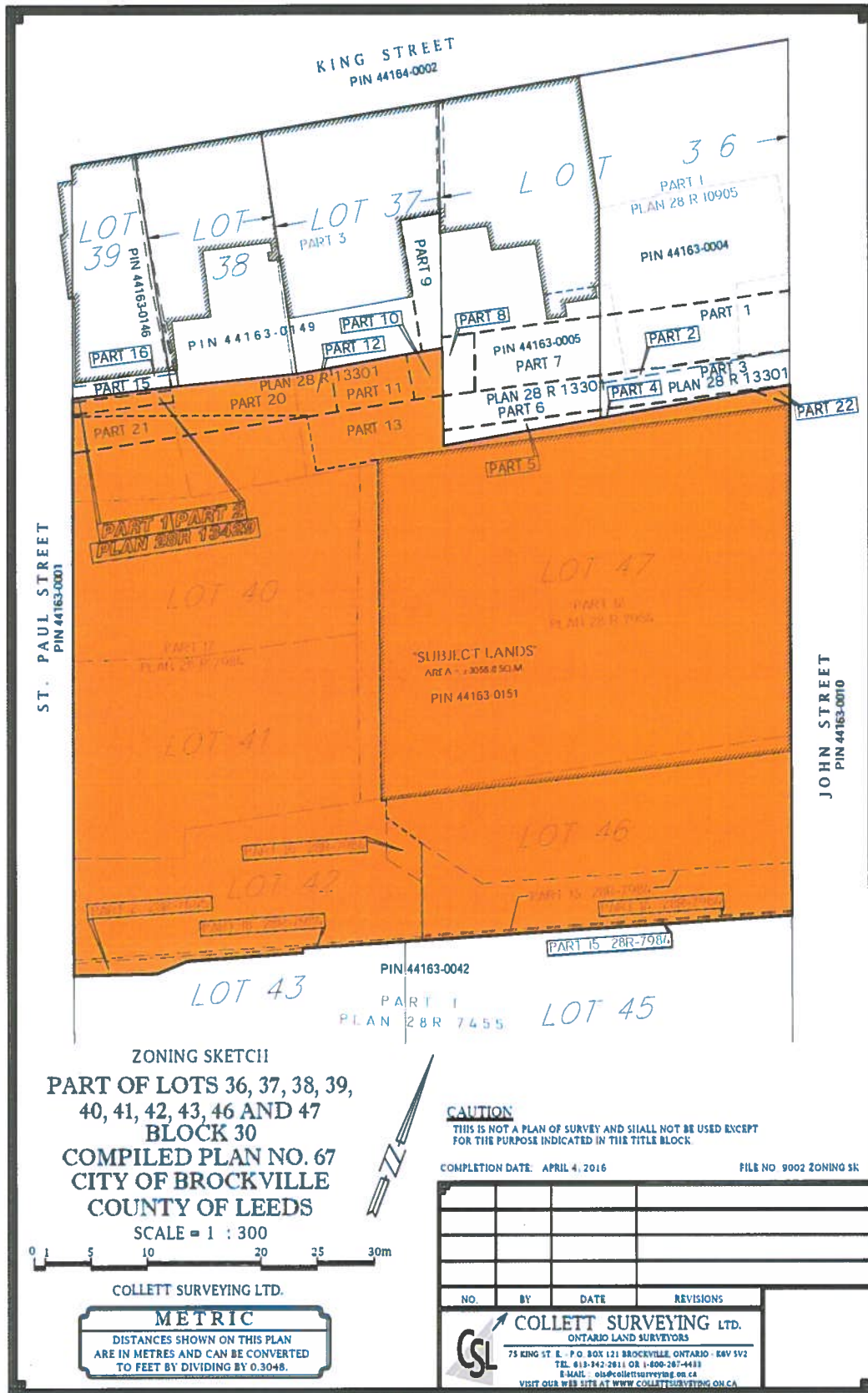


J. Faurschou, MCIP, RPP
Planner I



B. Casselman
City Manager

Schedule "A" – Property Location Sketch – Report 2016-054-05



Schedule "B" – Proposed Site Plan – Report 2016-054-05

