
<u>Committee Members</u>	<u>Areas of Responsibility</u>	
Councillor J. Baker, Chair	Economic Development	Museum Board
Councillor T. Blanchard	Planning	Library Board
Councillor L. Bursey	Chamber of Commerce	Arts Centre
Councillor M. Kalivas	DBIA	Tourism
Mayor D. Henderson, Ex-Officio	Heritage Brockville	

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DISCLOSURE OF INTEREST

DELEGATION(S) AND PRESENTATION(S)

3 - 7

L&G Computer Technology Centre
Mr. Paul Donovan

Mr. Donovan will address Council regarding the LGTC's interest to support an innovative incubator or accelerator to support Eastern Ontario's best entrepreneurs, business start-ups and local companies in Brockville and Leeds Grenville.

Mr. Colin Williams

Mr. Williams will address the Committee regarding the L&G Computer Technology Proposal. He suggests that the proposal need more work before careful consideration.

Mr. Michael Veenstra

Mr. Veenstra will address the Committee regarding the memorandum provided by Mr. P. Raabe respecting the Drainage By-law.

CORRESPONDENCE

Nil

STAFF REPORTS

- 8 - 9 2012-145-09
Conventional Transit Bus Purchase
- THAT Council pre-approve the 2013 capital Fleet purchase of a conventional transit bus through the municipal tendering process; and*
- THAT the funding sources for the purchase be identified during the 2013 budget process.*
- 10 - 14 2012-151-09
Municipal Council Support for Feed-In-Tariff Project at
1360 California Avenue
- THAT Council of the City of Brockville supports the construction and operation of a 250 kW rooftop solar project to be located at 1360 California Avenue in the City of Brockville under the Ontario Power Authority's Feed-In-Tariff Program.*
- 15 - 16 Amendments to Drainage By-Law 113-91, Substantial Completion
(Memo from Peter Raabe)
- Follow up from EDP Meeting of May 1, 2012.*

NEW BUSINESS - REPORT FROM MEMBERS OF COUNCIL

Nil

CONSENT AGENDA

ADJOURNMENT



**INNOVATIVE ACCELERATOR PRESENTATION
by
Clift White and Peter Pechan
to
City of Brockville
Tuesday, August 28, 2012**

Your Worship, Members of Council, Ladies & Gentlemen

I represent the Leeds and Grenville Technology Centre (LGTC) and thank you for the opportunity to present our Business Plan to establish an Innovative Business Accelerator here in Brockville first to:

1. Encourage and support new businesses in Brockville and area
2. To support existing businesses to grow and succeed where there is a need
3. To attract new businesses to the area
4. And most importantly to sustain and create much needed jobs

Our objectives are clearly stated in the Plan before you, and as noted, supported by prominent business owners in the Brockville area.

The LGTC is a non-profit organization established in 1999 specifically to provide computers for schools in Brockville and the Counties of Leeds and Grenville and later expanded to include Computers for Seniors.

In the past 4 years, the Company has expanded its mandate to support the Ontario Government's "Green Initiative", help protect the environment and eliminate e-waste from landfill sites by collection, refurbishing and recycling of electronic waste.

In the past two years efforts have resulted in the creation of 6 new jobs in Brockville and in 2011 the organization was selected as "Green Business of the Year" by the Brockville Chamber of Commerce.



The Directors of the LGTC include:

- Myself, as President and major shareholder of Eastern Independent Telecommunications Ltd. (EIT)
- Mike Palaisy as President and owner of DRP
- Paul Donovan as Manager of the Computer Refurbishing Centre at EIT
- David LeSueur, City Councillor who has demonstrated a keen interest in job creation in Brockville
- And most recently, Dr. Peter Pechan who brings a wealth of knowledge and experience to the team

We are asking the City to consider a contribution of \$70k to assist in getting the project started. As noted in the Plan, we are also approaching the NRC, the United Counties of Leeds and Grenville and others for contributions to this important initiative.

\$70k may appear to be a large sum but when compared to the potential of creating several jobs in our community, in our opinion, it is minimal and pales in comparison.

In support of our request, we offer the following:

- Companies supporting the Plan currently represent several hundred jobs in Brockville
- It is our combined objective to work hard to sustain and increase jobs in Brockville and area
- Innovative Business Accelerators are increasing in Canada and throughout the world and serve to create jobs and diversify local economies
- **Timing is everything** and we believe that the timing is right for an Innovative Business Accelerator in Brockville and Leeds and Grenville



- We now have an established Angel Investor Group in Brockville, which will serve to attract new business start-ups in the area
- We have an experienced team with the knowledge, experience and desire to achieve success

Speaking of experience and knowledge, I would like to introduce my colleague, Dr. Peter Pechan who recently joined the LGTC as president and ask Peter to add his comments after which we will be open for questions.

Thank you

Why innovation centre in Brockville, and why now?

by Peter Pechan

(Notes for Council Meeting, 28 Aug, 2012)

In short, Citizens Brockville perceived problems, as well as opportunities with this and related issues in Brockville, and co-opted me, when they found out that I have extensive international experience in technology assessment, and development of knowledge-based economy, and society. Later, when experienced local businessmen had to get involved in more practical issues, the activity, with full support of C.B., has moved to LGTC. Thus, this effort is community-driven from the very beginning.

Innovation centres, incubators, and accelerators are internationally well-tested, and generally very successful tools of S&T policy application and innovative business development for any town, region, or country, ever since the 2nd WW. The presence of such a centre in a community indicates its technological and developmental maturity, and readiness to accept hi-tech SME's.

Why do we need such an innovation centre now?

Again, in short, we are ready to have it. We now have the necessary experience, facilities, and mentor support. Very importantly, NRC of Canada is prepared to co-fund the effort, and to support its strong growth with its strength and experience, provided that local funding and other support is in place. We should not miss out on this opportunity, when NRC-IRAP received double amount of funds, and is ready to expand its support to new communities. There is, however, a strong competition from other towns for this important partnership. The fact, that Brockville is aware of the importance of an incubator/accelerator/innovation centre is clear, because it has already tried to have one before. The City was not yet ready, so it failed. That does not detract at all from the importance of such a centre for the City, and the region. Repeated effort is salutary, normal, and expected; it will be crowned with success, as only those that try, fail, and try again deserve to win at the end.

Now, several important observations:

Yesterday, on TVO's Agenda with S. Paikin, a senior Canadian politician, during a discussion of the need for a technology policy in Canada observed, that „economy is just a sea in the ocean of technology“. Thus, our politicians are publicly recognizing, that S&T (more exactly, our knowledge) drives the world economy, and we must have appropriate tools on hand to participate and benefit from the knowledge-driven economy.

We are currently living at the end of the carbon-based 2nd industrial age, and are entering the third industrial age, or revolution, that is intensely knowledge-driven: information and communication technology makes again possible local, highly advanced manufacturing in SME's or SME clusters (e.g., 3-D manufacturing); biotechnology informs large as well as small-scale bio-engineering and biomedical manufacturing, nutraceuticals, microbrewing, organic and hydroponic agriculture; nanotechnology makes possible advanced materials manufacture (super strong textiles and cables, concrete plasticizers, etc.). Green economy permits renewable energy (solar, wind, geothermal...) to be more and more locally produced (more and more in each house and building), while it can be widely distributed. All of these technologies are getting smaller, more local or even personal, and they intertwine. Within ten to fifteen years they will produce massive changes in the way we live, work, and play. We will live longer, 10 to 50 years or more, we will be much healthier, eat good food, replace lost or malfunctioning limbs, mend broken spines, stop cancers, make people whole again to enjoy good

quality of life. The processes are already well advanced. We must make our community ready for it.

27AUG2012

ECONOMIC DEVELOPMENT PLANNING COMMITTEE – SEPTEMBER 4, 2012

**2012-145-09
CONVENTIONAL TRANSIT
BUS PURCHASE**

**C. J. COSGROVE, P. ENG.
DIRECTOR OF OPERATIONS
C.G. MCCANN
FLEET SUPERVISOR
V.B. HARVEY, SUPERVISOR
TRANSPORTATION SERVICES
A.J. ROSSETTI
FINANCIAL ADMINISTRATIVE ANALYST**

RECOMMENDATION

THAT Council pre-approve the 2013 capital fleet purchase of a conventional transit bus through the municipal tendering process; and,

THAT the funding sources for the purchase be identified during the 2013 budget process.

PURPOSE

To replace a conventional transit bus that is not operational.

BACKGROUND

The conventional transit system is operated using transit buses that have a five year life expectancy. Over that past 20 years, as a result of a good maintenance and repair program, the City has been able to defer bus purchases out an additional year.

ANALYSIS/OPTIONS

The bus that is scheduled to be replaced in 2013 is currently not operational as it is in need of a new engine. Quotes to purchase an engine have been received in the amount of \$23,092 plus additional installation costs for wages and benefits. Due to the poor structural integrity of the bus, installation of a new engine would not extend the existing life expectancy beyond one year.

The bus was purchased in 2007 at a cost of \$182,543, measures 30' in length, is equipped with a ramp for access by persons with disabilities, and has 12,036 hours logged and mileage of 237,287 km. The bus is scheduled to be replaced by a 24' bus equipped with a lift for access by persons with disabilities. Funds in the amount of \$128,500 have been allocated in the draft 2013 budget for this purchase.

If the purchase is approved, it will take several months for the tendering process, purchase and delivery of the new bus. During this time frame there will only be one

spare bus available for rotation into service for both the conventional and para transit systems for routine and emergency maintenance and repair. When more than one bus is off the road at a time, bus rental expenses will be incurred to keep both systems operational. Staff is currently investigating ways to minimize this expense.

POLICY IMPLICATIONS


It is at Council's discretion to pre-approve the 2013 capital fleet purchase of a conventional transit bus through the municipal tendering process.

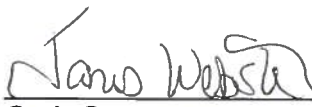
FINANCIAL CONSIDERATIONS

Funds in the amount of \$128,500 have been allocated in the draft 2013 budget for purchase of a bus. The funding sources for the purchase will be identified during the 2013 budget process.

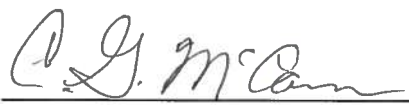
CONCLUSION


The bus purchase is required to keep the transit system operating at its current level of service.

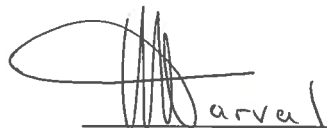

D. Cyr
Director of Finance


for C. J. Cosgrove
Director of Operations


B. Casselman
City Manager


C. G. McCann
Fleet Supervisor


A.J. Rossetti
Financial Administrative Analyst


V. Harvey
Supervisor of Transportation Services

August 31, 2012

REPORT TO ECONOMIC DEVELOPMENT / PLANNING COMMITTEE
September 4, 2012

2012-151-09

**MUNICIPAL COUNCIL SUPPORT FOR FEED-IN
TARIFF PROJECT LOCATED AT 1360 CALIFORNIA AVE**

**B. CASSELMAN
CITY MANAGER
L. WHITE
MANAGER OF STRATEGIC INITIATIVES**

RECOMMENDED

THAT Council of the City of Brockville supports the construction and operation of a 250 kW rooftop solar project to be located at 1360 California Avenue in the City of Brockville under the Ontario Power Authority's Feed-In Tariff Program.

PURPOSE

The purpose of this report is to enable the Applicant, JCM Solar, to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

BACKGROUND

Council has received a request for Municipal Support from JCM Solar for a rooftop solar project located at 1360 California Avenue (Attachment 1).

The Ontario Power Authority (OPA) recently revised the FIT program rules and process. In an effort to give municipalities some influence over which FIT projects get approval, the OPA has developed a point system. Applicants can receive priority points for such things as Municipal Support, Aboriginal Community Support and Project Readiness.

The new FIT program rules have addressed the concerns expressed by Municipal Council Members and staff about the lack of control with respect to the development of FIT projects within their municipality.

If the Municipal Council chooses to lend support to a FIT project within their municipality, the Applicant will receive priority points that may assist in obtaining a FIT contract.

The resolution for Municipal Support encourages the construction and operation of rooftop solar, ground mount solar and on-shore wind within the municipality. The sole purpose of the resolution is to enable the Applicant to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

Council has received and granted previous request for Municipal Support for Solar Projects located in the City.

ANALYSIS

The proposed rooftop solar project is located at 1360 California Avenue (3M), a building shown on Attachment 2. The owner of the building has agreed to lease the space on the rooftop to Solar Power Network for the 20-year term of the FIT contract if approved. The owner will receive rent from Solar Power Network for 20 years.

This solar system will provide 20 years of clean energy. A 250 kW rooftop system, for example, will reduce greenhouse gas emissions by 65 metric tonnes per year. A rooftop application is preferable to ground mount applications as they do not occupy prime land (agricultural, commercial, industrial) that could be used for other purposes, nor do they damage views of the landscape.

This project represents a significant capital investment into the property and the community. It is anticipated that some local contractors will be used when necessary.

The Brockville Fire Department requests the cooperation of the owner/installers of solar systems to provide any technical information and/or training that will enhance firefighting capabilities and safety during emergency response operations to locations with these installations. Fire Staff are presently drafting response protocol for these installations and are finding that variations exist from different manufacturers, so naturally the more information available to the Fire Department will be essential in mitigating any emergency situations.

Fire Department Staff have been working with the Planning Department Building Officials to identify the locations of any installations within the response areas and are entering the data in our CriSys CAD program.

Many safety concerns exist in working around charged electrical circuits and Fire Department staff we are familiar with the ability to control the flow of electricity but are unable to stop the production of the same. An additional concern is the additional weight that may affect structural integrity should the structural members be compromised by fire or any other form of damage. Although some of the Fire Department's concerns are addressed by other regulatory bodies during the installation and design approval, there is a real concern for safety with respect to solar applications.

POLICY IMPLICATIONS

There are no policy implications.

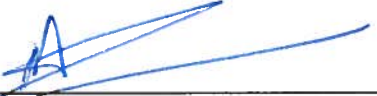
FINANCIAL CONSIDERATIONS

There is a fee of \$100 for letters of Municipal Support.

CONCLUSION

The purpose of the FIT program is to generate electricity through "greener" methods rather than depending on coal-fired power plants that which produce excessive greenhouse gas emissions. Many companies and citizens, including the City of Brockville, can also benefit from the FIT program through payments from Hydro One for energy generation.

Through a thorough public consultation process, the OPA has given the municipalities a vote in the awarding of FIT contracts through granting points to applicants who have been granted municipal support. At the same time, it is important for the City of Brockville to focus on the goals developed in the Strategic Plan and grant municipal support when the outcome is beneficial to all parties involved.



B. Casselman
City Manager



L. White
Manager of Strategic Initiatives

Rob Hitchcock
JCM Capital
21 St. Clair Avenue East, Suite 500
Toronto, Ontario
M4T 1L9

City of Brockville
1 King Street West
Brockville, Ontario K6V 7A5

RE: Municipal Support for Roof Top Solar PV – 3M facility at 1360 California Avenue

To Whom It May Concern,

The purpose of this letter is to seek municipal support for a roof top solar pv project to be located at 1360 California Avenue in Brockville. The draft rules for the pending 2.0 version of the OPA's FIT program state that a project will receive points if the municipality supports the project. Points are used by the OPA to determine a project's readiness and priority in awarding contract offers to sell the electricity generated to the local utility.

The proposed project will be located on the roof of 1360 California Avenue and the proposed project size is 250kW.

Thank you for your attention in this matter, you are welcome to contact me anytime to discuss further.

Sincerely,

Rob

Rob Hitchcock | Business Development Manager, Eastern Ontario
21 St. Clair West, Suite 500, Toronto, ON. M4T 1L9
T: 613.583.7822 | F: 647.352.3435
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3M Canada 1360 California Ave Brockville
47,000sqft LDC: Hydro One

1360 California Ave, Brockville, ON

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Eye alt

44°37'19.61" N 76°41'47.57" W elev 105 m

Imagery Date: 9/11/2006



MEMORANDUM



ENGINEERING DIVISION

To: Mayor Henderson
Members of Council
From: Peter Raabe, P.Eng.
CC: Bob Casselman, City Manager
Maureen Pascoe-Merkley, Director of Planning
Date: August 30, 2012
Re: EPD Report 2012-077-05
File #: D00-01

At the EPD Committee Meeting of May 01, 2012, report 2012-077-05, Amendments to the Drainage By-law 113-91 Substantial Completion, was presented to the Committee for consideration. At that meeting, Mr. Michael Veenstra was present and spoke to difficulties in conforming to the proposed changes being made by City staff. In particular, Mr. Veenstra's interpretation of the term "substantially complete" as noted in the Ontario Building Code and used by the City differed from the City's interpretation. In addition Mr. Veenstra questioned as to whether or not other municipalities were interpreting the use of it the same as Brockville or differently. As a result, staff was asked to contact other municipalities and compare how they were approaching the amendments to the Ontario Building Code and the introduction of having the building lot's grading substantially completed prior to an occupancy permit being issued.

Over the last several months, staff has contacted a number of other municipalities and received a wide variety of responses with no general consensus in their approach. Of the municipalities contacted, Kingston was the only municipality that had a lot grading policy similar to Brockville's.

As a result, staff would like to amend the original report with the following:

Please remove and replace Step 2a of the process with

"Step 2a: Substantial Completion – applicant completes grading where the perching surrounding the building, swales, ditching, retaining walls, catchbasins, etc. (all drainage related elements) have been completed to the state for the placement of topsoil and sod may begin. which ensures that water will not accumulate near the building and have no adverse effect to adjacent properties. The Substantial Completion grading plan must be completed for review and approval prior to an occupancy inspection. In addition the applicant must provide a final lot grading deferral in the

from the desk of... Peter E. Raabe, P. Eng., Director of Environmental Services
City of Brockville, 1 King Street West, P. O. Box 5000, Brockville, ON K6V 7A5
Tel: 613-342-8772, Ext. 8357, Fax: 613-345-7589, Email: praabe@brockville.com

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form of a Letter of Undertaking inclusive of a minimum \$3,500 deposit. The deposit will be refunded once final grading is completed and approved.

I trust this is satisfactory. If you have any questions, please do not hesitate to contact my office.