



Economic Development and Planning Committee

Tuesday, March 3, 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

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1. 2014-023-03
Proposed Amendment to Zoning By-Law 050-2014
Lot 13, Block 44, Plan 67
22 Perth Street, City of Brockville
Owner: The Dawson Real Estate Group
Agent: Joseph Madigan

THAT Report 2015-023-03 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.

20Feb2015

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 3 MARCH 2015

2015-023-03

PROPOSED AMENDMENT TO ZONING BY-LAW 050-2014

LOT 13, BLOCK 44, PLAN 67

CITY OF BROCKVILLE

22 PERTH STREET

OWNER: THE DAWSON REAL ESTATE GROUP

AGENT: JOSEPH MADIGAN

FILES: D14-004₍₀₅₀₋₂₀₁₄₎

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

RECOMMENDATION

THAT Report 2015-023-03 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.

PURPOSE

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

BACKGROUND

Mr. Joe Madigan, agent for The Dawson Real Estate Group Inc, co-owner of lands described as Lot 13, Block 44, Plan 67, City of Brockville, County of Leeds, has filed application for amendment to City of Brockville Zoning By-law 050-2014, which, if approved, would permit the subject lands to be used entirely for residential purposes. The lands which are the subject of the application are located on the west side of Perth Street and south side of George Street, as shown on ***Schedule "A-1"***, attached hereto. A site plan of the property is also shown on ***Schedule "A-2"***.

The application for amendment to Zoning By-law 050-2014 seeks permission to permit the property to be utilized entirely for residential purposes. The current provisions within Zoning By-law 050-2014, permit residential units to be located on the second or higher storey of commercial buildings.

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: Downtown and Central Waterfront Area – with Transitional Area considerations, within the Mixed Use Node.

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 Lot 13, Block 44, Plan 67
 Owner: The Dawson Real Estate Group Inc
 Applicant: Joseph Madigan
 Files: D14-004₍₀₅₀₋₂₀₁₄₎

Existing Zoning:	MD – Mixed Use Downtown Zone
Proposed Zoning:	MD – Mixed Use Downtown Special Exception Zone (to permit residential occupancy of the main floor of the commercial building).

Site Characteristics:

Total Area:	364.01 m ²
Frontage (Perth Street):	11.96 m
Depth (along George Street):	29.5 m

The subject land is currently occupied by a two (2) storey heritage stone and vinyl-sided building, small parking area for three (3) vehicles to the rear and grassed amenity area at the front of the building. The property also has an adjacent parking easement for an additional three (3) vehicles. The building is of historical interest by Heritage Brockville as the previous use was the Rock School House.

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

Surrounding Land Use:

North:	Lands to the north, across George Street are zoned MD – Mixed Use Downtown Zone and occupied by a commercial use (Sam’s Brass Rack Billiards) and three (3) upper floor apartment units.
South:	Lands to the south are zoned MD – Mixed Use Downtown Zone and is occupied by multiple residential apartment units.
East:	Lands to the east, across Perth Street are zoned MD – Mixed Use Downtown Zone and are occupied by a commercial building (Pete’s Music Exchange) and south of that is a residential building containing three (3) residential apartments.
West:	Lands to the west are zoned R8-2 Multiple Residential Special Exception Zone and are occupied by the Marguerita Residence containing forty-five (45) residential apartments.

Comments Received are summarized below:

1. Brent Caskenette, Chief Building Official
 - No concerns at this time. However, the applicant should be aware that a Building Permit and Change of Use permit will be required to complete the work.
2. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - Not opposed to the application.

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Lot 13, Block 44, Plan 67

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Applicant: Joseph Madigan

Files: D14-004₍₀₅₀₋₂₀₁₄₎

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3. Conal Cosgrove, Director of Operations, Operations Department:
- The Operations Department has no comments with respect to the application.

Potential Issues for Discussion:

1. Appropriateness of the requested Zoning by-law Amendment.
2. Future development issues, if any, concerning the potential conversion back to a commercial use.
3. Appropriateness of retaining the option to revert to a commercial use.

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 and provisions relevant to the requested amendment.

FINANCIAL CONSIDERATIONS

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

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

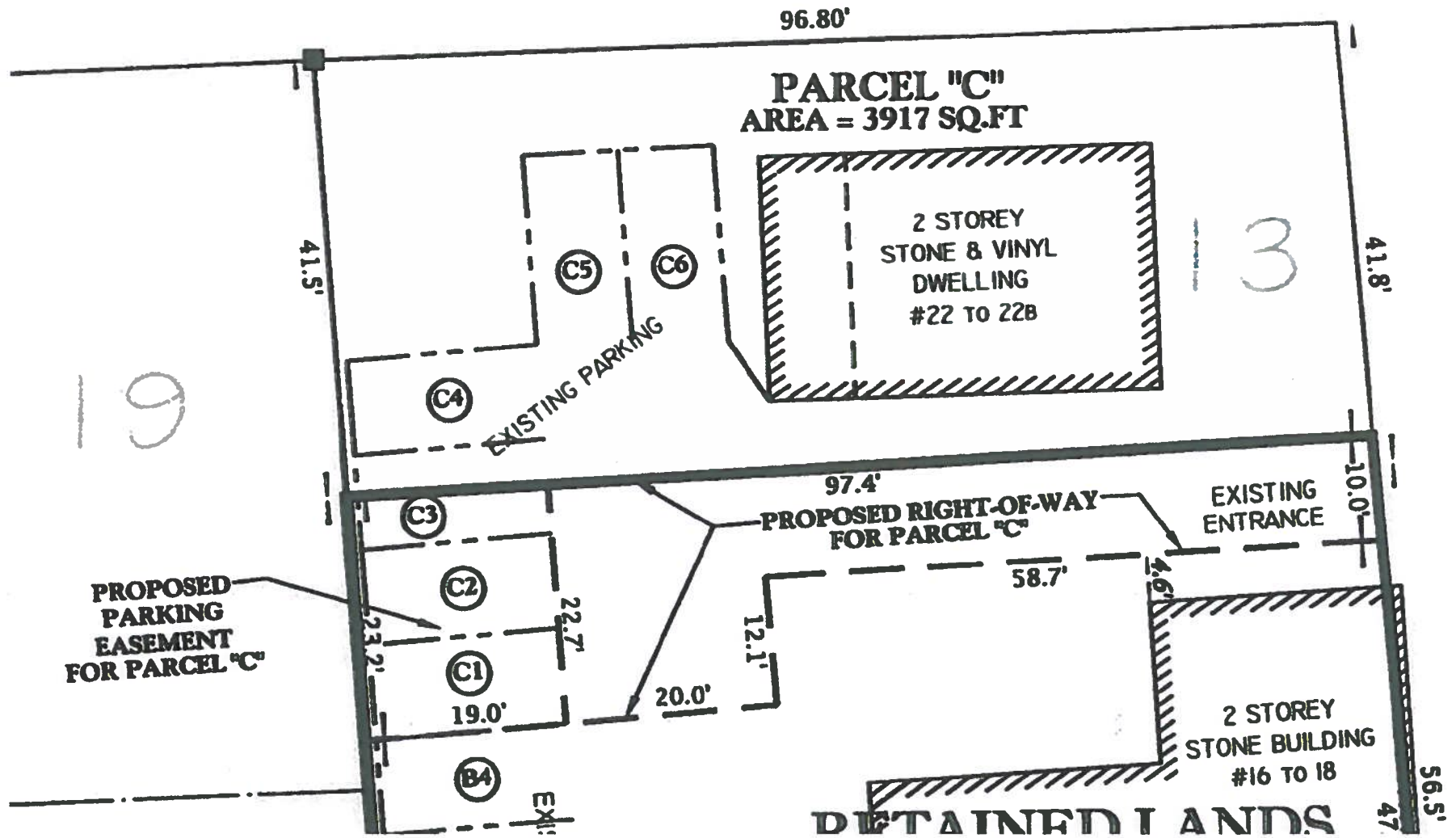
per 

B. Casselman
City Manager



SCHEDULE "A-2" TO REPORT 2015-023-03

GEORGE STREET



SCHEDULE "B" TO REPORT 2015-023-03

