



Economic Development and Planning Committee

Tuesday, December 1, 2015, 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
Museum Board
Library Board
Arts Centre
Tourism

Page

PUBLIC MEETING AGENDA

Item

2 - 6

1. 2015-130-12
Proposed Amendment to Zoning By-law 050-2014
100 Stewart Blvd. Royal Brock - Quality Hotel
Owner: Royal Brock Retirement Living Inc.
Applicant: Novatech (Sarah McCormick)

THAT Report 2015-130-12 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.

20 November 2015

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

2015-130-12

**PROPOSED AMENDMENT TO ZONING
BY-LAW 050-2014, 100 STEWART BLVD.,
ROYAL BROCK – QUALITY HOTEL
OWNER: ROYAL BROCK RETIREMENT LIVING INC.
APPLICANT: NOVATECH (SARAH MCCORMICK)
FILE: D14-010₍₀₅₀₋₂₀₁₄₎**

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

RECOMMENDATION

THAT Report 2015-130-12 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

Novatech, acting for the property owner, Royal Brock Retirement Living Inc., filed an application for amendment to City of Brockville Zoning By-law 050-2014 with respect to lands legally described as Part of Park Lot D, Block 40, Compiled Plan 67, City of Brockville, County of Leeds; municipal address 100 Stewart Blvd. The application for an amendment to Zoning By-law 050-2014 would modify the text of the current C2-9 General Commercial Special Exception Zone to permit those uses permitted in the C2 Zone, a mixed commercial/residential building and a retirement home.

The development proposal would convert the existing hotel to a retirement home, with site layout and surface parking facilities generally remaining the same. The basement level of the building has been, and will continue to be, used by The Pier Community Outreach Centre.

As outlined in correspondence dated October 8, 2015, received from Novatech with the submission of the application, the requested amendment would accommodate the conversion of the hotel into a retirement home, and would allow for conversion of the existing restaurant, fitness centre and other commercial spaces into a dining room and amenity space for the retirement home. Redevelopment of the subject property will take place in two phases. The proposal would also accommodate future plans to convert

some of the fitness centre area into retirement suites and additional amenity spaces such as a movie theatre, lounge and salon for retirement residents and potentially an additional building on the lot. The amended C2-9 Zone would continue to permit commercial uses and mixed commercial/residential buildings while removing the requirement for commercial uses to be located within the ground floor of a retirement home building.

ANALYSIS

Zoning and Official Plan Information:

Official Plan:	Mixed Use and Commercial Area
Existing Zoning:	C2-9 – General Commercial Special Exception Zone
Proposed Zoning:	Modification to the C2-9 – General Commercial Special Exception Zone to permit those uses permitted in the C2 Zone, a mixed commercial/residential building and a retirement home.

Site Characteristics:

The lands have a lot area of 13,086.0 m², with lot frontages on Stewart Blvd. (156.7 m), Schofield Avenue (75.0 m), Central Avenue West (62.0 m), and Perth Street (13.0 m). The subject land is currently occupied by the former Royal Brock – Quality Hotel.

Schedule “A” to this report shows the location of the subject lands and existing site improvements.

Surrounding Land Use:

North: Lands located to the north (across Central Avenue West) are zoned R6 Multiple Residential Zone; occupied by an older apartment building.

East: Lands located to the east are zoned R2 – Single Detached Residential Zone; occupied by single detached dwellings fronting on Stewart Blvd.

South: Lands located to the south are zoned:

R2-Single Detached Residential Zone; occupied by single detached dwellings fronting on Schofield Avenue and Stewart Blvd.

R5-Multiple Residential Zone; occupied by an older apartment complex fronting on Schofield Avenue.

C1-6 Local Commercial Special Exception Zone; occupied by a personal service establishment.

R3-General Residential Zone; occupied by a semi-detached dwelling.

West: Lands located to the west (on Perth Street) are zoned:

C1-5 Local Commercial Special Exception Zone; occupied by an older stone building permitting a personal service establishment and one apartment unit; or two residential apartment units.

R3-General Residential Zone (immediately adjacent to the Royal Brock property and across Perth Street at Central Avenue West); occupied by older single detached residential dwelling units.

R3-General Residential Zone (west side of Perth Street); occupied by a mix of residential dwelling units.

R5-Multiple Residential Zone (west side of Perth Street); occupied by an older twelve (12) unit apartment building.

Comments Received are summarized below:

1. Steve Allen, Supervisor of Engineering (memo dated November 06, 2015):

"The Environmental Services Department has reviewed the request for a zoning by-law amendment dated November 5, 2015 that would allow for the conversion of the existing site from a "hotel to a retirement home with or without the commercial uses" and we are not opposed to the application."

2. Conal Cosgrove, Director of Operations (memo dated November 14, 2015):

"The Operations Department has no comments with respect to this application."

3. Greg Healy, Chief Fire Prevention Officer (memo dated November 20, 2015):

"After reviewing the proposal for the above-noted project, please be advised that this Department has no fire safety concerns at this time."

We would suggest circulation of drawings for the building permit."

4. Brent Caskenette, Chief Building Official (memo dated November 09, 2015):

"Our review of the Zoning By-law Amendment notice for the above noted subject site development has been completed and at this time would advise that we have no concerns, provided that the applicant obtain the necessary permits for creation of additional units and proposed renovations."

The applicant should be made aware that a review of complete construction drawings at the time of application for a building permit may reveal requirements of the Ontario Building Code, not evident as part of this notice, which may affect the site development."

No comments from the Public have been received to-date.

Potential Issues for Discussion:

1. Appropriateness of the requested zoning.
2. Compatibility of proposed uses with the surrounding neighbourhood.
3. Future development opportunities.

POLICY IMPLICATIONS

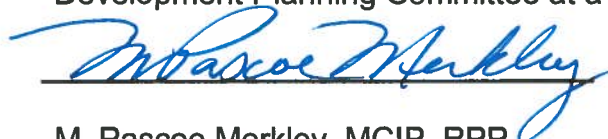
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS

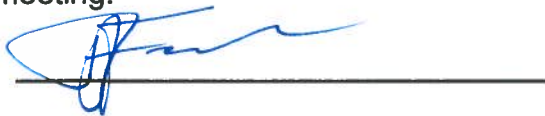
A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. There are no other financial considerations at this time.

CONCLUSION

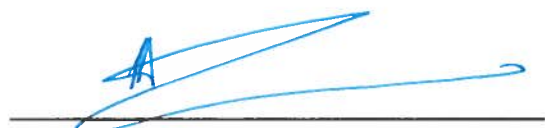
A Report on this matter, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



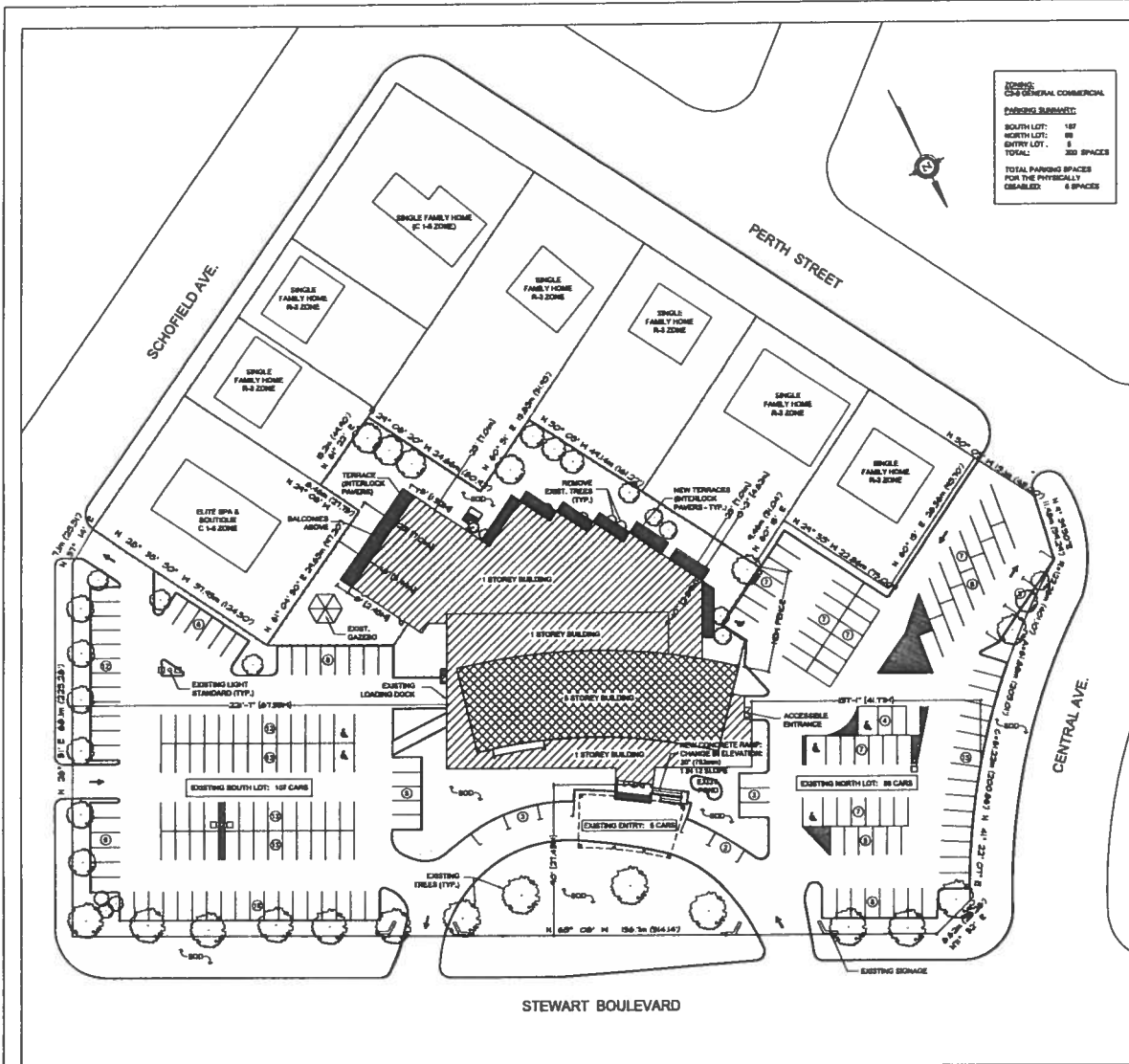
M. Pascoe Merkley, MCIP, RPP
Director of Planning



J. Faurschou, MCIP, RPP
Planner I



B. Casselman
City Manager



DBC 2012 DATA MATRIX - PART 3 & PART 11		DBC REFERENCE
1	Project Description	Conversion of the existing building to a Retirement Home and residential care facilities
2	Building Area (sq.m.)	25,876 square ft / 240,416 sq. ft
3	Storey Description	C & B
4	Number of Storeys	5 Storeys + Basement
5	Height of Building	approx. 17m
6	Number of Units/Apartments/Bedrooms	64
7	Number of Units/Apartments/Bedrooms	64
8	Number of Units/Apartments/Bedrooms	64
9	Number of Units/Apartments/Bedrooms	64
10	Number of Units/Apartments/Bedrooms	64
11	Number of Units/Apartments/Bedrooms	64
12	Number of Units/Apartments/Bedrooms	64
13	Number of Units/Apartments/Bedrooms	64
14	Designated land based on design	Phase 1: 64 suites @ 1/bedroom = 64 Phase 2: 22 suites @ 1/bedroom = 22 10 Staff Total: 86
15	Minor Area Design	see
16	Existing Test Building (FBI)	Existing Assembly Room (FBI) Floors: 43 min Floors: 43 min. (Construction) FBI of Supporting Structure Floors: 43 min Beds: 43 min (Construction)
17	Required FBI (Minimum sleeping rooms & adjacent rooms = 100, FBI min)	100
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DRAWING LIST:

ASP-1 SITE PLAN & MATRIX

PHASE 1:

- A1-1 TYPES, SCHEDULES & DETAILS
- A1-2 EXISTING LOWER LEVEL PLAN
- A1-3 GROUND FLOOR DEMOLITION PLAN
- A1-4 GROUND FLOOR CONSTRUCTION PLAN
- A1-5 SECOND FLOOR DEMOLITION & CONSTRUCTION PLANS
- A1-6 THIRD FLOOR DEMOLITION & CONSTRUCTION PLANS
- A1-7 FOURTH & FIFTH FLOOR DEMOLITION & CONSTRUCTION PLANS
- A1-8 NORTH & WEST ELEVATIONS
- A1-9 SOUTH & EAST ELEVATIONS
- A1-10 SECTIONS

PHASE 2:

- A2-1 LOWER LEVEL DEMOLITION PLAN
- A2-2 LOWER LEVEL CONSTRUCTION PLAN
- A2-3 GROUND FLOOR DEMOLITION PLAN
- A2-4 GROUND FLOOR CONSTRUCTION PLAN
- A2-5 NORTH & WEST ELEVATIONS
- A2-6 SOUTH & EAST ELEVATIONS
- A2-7 SECTIONS

Brockville
Retirement Home
CONVERSION
PHASES 1 & 2
100 Stewart Blvd
Brockville, ON
K6V 4W3

SCHEDULE "A" - Report 2015-130-12

PHASES 1 & 2
SITE PLAN &
MATRIX

JOB # 1546
DATE JULY 2015
DRAWING BY VW
SCALE 1/32" = 1'-0"
A-SP1