



Economic Development and Planning Committee

Tuesday, July 2, 2013, 6:00 pm
City Hall, Council Chambers

Committee Members

Councillor M. Kalivas, Chair
Councillor J. Baker
Councillor T. Blanchard
Councillor M. McFall
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 - 7

1. 2013-081-07
Proposed Amendment to Zoning By-law 194-94
6 Court Terrace
City of Brockville
Owner: Newterra Property Ltd.

THAT Report 2013-081-07 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.

24June2013

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 2 July 2013

2013-081-07

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94
6 COURT TERRACE
CITY OF BROCKVILLE
OWNER: NEWTERRA PROPERTY LTD.
FILE: D14-167**

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

RECOMMENDED:

THAT Report 2013-081-07 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 194-94.

BACKGROUND

Ms. Wendy Deugo, acting as agent for NewTerra Property Ltd., owner of lands described as Part of Lot B, Block 31, Plan 67, being Parts 1 and 2 on Reference Plan 28R-10733, City of Brockville, County of Leeds (6 Court Terrace), has submitted an application for amendment to Zoning By-law 194-94. The subject lands are located in the downtown area of Brockville at the south west corner of Church Street and Court Terrace. The neighbourhood is a mix of commercial, institutional and residential uses, with residential uses to the west, a church on the north side of Church Street, the Court House and Court House Green to the east, and mixed commercial and residential uses to the south. The applicant wishes to utilize the existing building for a business and professional office and a residential unit.

The application for amendment to Zoning By-law 194-94 would, if approved, amend the existing Special Exception Zone (R4-X2-9) to remove "Administrative Office of an industrial firm" as a permitted use; and add a "business and professional office" as a permitted use, applicable only on the 1st and 2nd floors. All other permitted uses and zone provisions will remain the same.

The intention of the application is to rezone the lands in order provide space for a law office.

2013-081-07
 Proposed Amendment to Zoning By-Law 194-94
 6 Court Terrace, City Of Brockville
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Page 2

A sketch showing the location of the subject lands is attached to this report as **Schedule "A"**.

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: Downtown and Central Waterfront Area

Existing Zoning: R4-X2-9 - General Residential Special Exception Zone which permits an Administrative Office of an industrial firm to be a permitted use within the first (1st) and second (2nd) levels, in addition to those uses already permitted in the R4-General Residential Zone.

Proposed Zoning: Amended R4-X2-9 - General Residential Special Exception Zone to remove "Administrative Office of an industrial firm" as a permitted use; and add a "business and professional office" as a permitted use, applicable only on the 1st and 2nd floors. All other permitted uses and zone provisions will remain the same.

Site Characteristics:

Total Area:	330.0 m ² (3,552.2 ft ²)
Frontage:	8.22 m (26.97 ft.)
Depth:	35.34 m (115.94 ft.)

The subject land currently contains a three (3) storey brick building which is one of 6 attached buildings known as Court Terrace. There are five (5) parking space onsite. Photos of the subject property are attached as **Schedule "B"** to this report.

Surrounding Land Use:

North: Zoned I1-General Institutional Zone. The property immediately north of the subject lands (on the opposite side of Church Street) is occupied by the First Presbyterian Church.

The lands located west of the church are are zoned R4-General Residential Zone.

East: Zoned I1- General Institutional Zone. The lands on the east side of William Street and Court Terrace are occupied by the Court House and the Court

2013-081-07
 Proposed Amendment to Zoning By-Law 194-94
 6 Court Terrace, City Of Brockville
 Owner: NewTerra Property Ltd.
 File: D14-167

Page 3

House Green.

South: Zoned R4-General Residential Zone. The lands immediately south of the subject property are occupied by residential uses.

Further south, at the North West corner of Court Terrace and George Street, the lands are Zoned C2D-2 and C2D-3 General Commercial Downtown Site Specific Zones to allow for restricted commercial uses with upper level residential uses.

West: Zoned R4-General Residential Zone and are occupied by a mix of residential uses including an apartment building on the north side of Church Street, with a mix of single and multiple unit dwellings located between George Street and Church Street.

Comments Received are summarized below.

1. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - Not opposed to the application.
2. Brent Caskenette, Chief Building Official, Planning Department:
 - No comments or concerns.
3. Greg Healy, Fire Prevention Officer, Brockville Fire Department:
 - No fire safety concerns at this time.
4. Conal Cosgrove, Director of Operations
 - No comments pertaining to the application.
5. Sandra Seale, City Clerk
 - No concerns with the application

Potential Issues for Discussion:

1. Appropriateness of proposed rezoning.
2. Compatibility of proposed use with neighbouring properties.

2013-081-07
Proposed Amendment to Zoning By-Law 194-94
6 Court Terrace, City Of Brockville
Owner: NewTerra Property Ltd.
File: D14-167

Page 4

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.

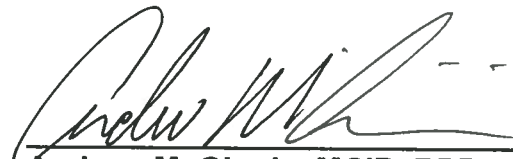
FINANCIAL CONSIDERATIONS:

There are no 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 or Council at a future meeting.

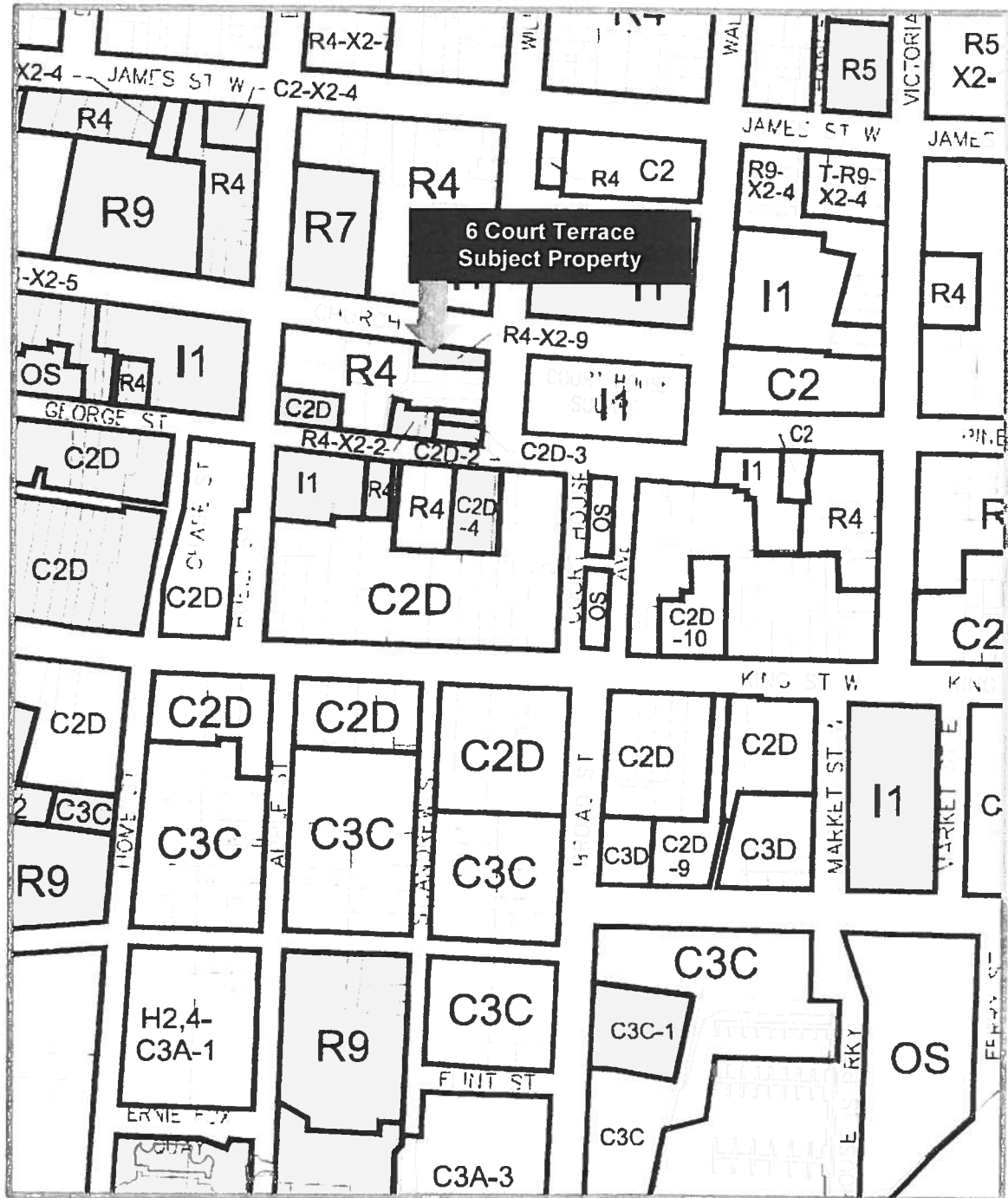


M. Pascoe Merkley, MCIP, RPP
Director of Planning

Andrew McGinnis, MCIP, RPP
Planner II

B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2013-081-07



SCHEDULE "B" TO REPORT 2013-081-07

