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

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***PUBLIC MEETING  
AGENDA***

Page

**Item**

2-8

1. 2012-040-03  
Proposed Amendment to Zoning By-Law 194-94,  
2360 Parkedale Avenue, City of Brockville  
Owner: Charter Acquisition Corp. (Canadian Tire)  
Applicant: Amanda McHugh

9-14

2. 2012-041-03  
Proposed Amendment to Zoning By-law 194-94  
42 Bartholomew Street  
City of Brockville  
Owners: Gerald and Marion Morad  
File: D14-154

24 February 2011

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 06 MARCH 2012**

2012-040-03

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94**

**2360 PARKEDALE AVENUE**

**CITY OF BROCKVILLE**

**OWNER: CHARTER ACQUISITION CORP.**

**APPLICANT: AMANDA MCHUGH**

**FILE: D14-152**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**RECOMMENDATION:**

THAT Report 2012-040-03 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 an Application for Amendment to City of Brockville Zoning By-law 194-94.

**BACKGROUND**

Amanda McHugh, acting as Agent for Charter Acquisition Corp., Owner of lands described as Part of Lots 11 and 12, Concession 2, County of Leeds, City of Brockville, known municipally as 2360 Parkedale Avenue, has submitted an application for an amendment to Zoning By-law 194-94.

The proposed Amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone the lands with municipal address 2360 Parkedale Avenue (location of Canadian Tire Store) to permit a mobile food trailer as a permitted use. The mobile food trailer is 20 feet in length, silver in colour (a copy of a similar trailer is attached as **Schedule "A"** attached to this report) with signage "South of Oz" on the side of the trailer. Additionally, on the roof of the trailer, a decorative feature will be added (painted wooden panel displaying a replica of "ruby red shoes") which will measure four feet long and 1.5 feet in height.

A chip wagon has been permitted at 2360 Parkedale Avenue since 1996 as a temporary use, the most recent of which expired on November 28, 2009. The applicant is requesting that a mobile food trailer, proposed to be located along the Millwood Avenue frontage of the subject property (indicated on **Schedule "B"** attached to this report), be added as a permitted use to a C2A General Commercial Arterial Special Exception Zone. The proposed area to be occupied by the mobile food trailer and accessory tables will utilize six (6) parking spaces.

## ANALYSIS

### Zoning and Official Plan Information:

Official Plan Designation: Mixed Use and Commercial Area (no change in designation needed)

Existing Zoning: C2A – General Commercial Arterial Zone

Proposed Zoning: C2A – General Commercial Arterial Special Exception Zone (to permit a mobile food trailer)

### Site Characteristics:

Total Area: 25,030 m<sup>2</sup> / 2.5 hectares (6.2 acres)

Frontage: Parkedale Avenue: 94.737 m (310.8 ft.)

Frontage - Millwood Avenue: 173.049 m (567.7 ft.)

Frontage - Magedoma Boulevard: 113.872 m (373.5 ft.)

Average Width: 135 metres

Average Depth: 183 metres

Total Parking Spaces on Site: 303 spaces

Number of parking spaces  
to be utilized for mobile food  
trailer and eating area: 6 spaces

The subject land is currently occupied by a Canadian Tire Store, associated parking, landscaping, garden centre, and warehouse, all of which was developed under Site Plan Agreements (2).

Based on the size of the retail space for the Canadian Tire Store and associated uses, the required parking for the site is 290 spaces. As stated above, there are 303 spaces on site; therefore, utilization of 6 spaces for the proposed mobile food truck and accessory eating area will reduce the number of parking spaces to 297 spaces. With this reduction, the on-site parking still exceeds the required parking for the site.

Proposed Amendment to Zoning By-Law 194-94  
2360 Parkedale Avenue, City Of Brockville  
Owner: Charter Acquisition Corp. (Canadian Tire)  
Applicant: Amanda McHugh  
File: D14-152

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### Surrounding Land Use:

The property lying immediately north of the subject property and across Magedoma Boulevard is designated Neighbourhood Area, zoned R5 - Multiple Residential and is currently vacant.

The property lying immediately west of the subject property and across Millwood Avenue on the north 1/3 of the lands is designated Neighbourhood Area, zoned R6 - Multiple Residential Zone and is occupied by a residential condominium building (1100 Millwood Avenue). The south 2/3 of the lands are designated Mixed Use and Commercial Area, zoned C2 - General Commercial Zone, and occupied by Good Will. Both the residential and commercial buildings are subject to terms and conditions of separate Site Plan Control Agreements.

The property lying immediately south of the subject property and across Parkedale Avenue is designated, zoned and utilized as follows:

#### Westerly 1/4:

Designated:	Mixed Use and Commercial Area
Zoned:	C6-X8-1- Shopping Centre Commercial Special Exception Zone
Occupant:	1000 Islands Mall

#### Mid 1/4:

Designated:	Mixed Use and Commercial Area
Zoned:	C2 - General Commercial Zone
Occupant:	Tim Horton's

#### Easterly ½:

Designated:	Employment Area
Zoned:	M1 - Industrial Park Zone
Occupant:	Trillium Health Care Products Inc.

The property lying immediately east, adjacent to the south eastern portion of the Canadian Tire property, is designated Mixed Use and Commercial Area, zoned C2- General Commercial Zone and is occupied by a renovated building that is occupied by a travel agency.

Proposed Amendment to Zoning By-Law 194-94  
2360 Parkedale Avenue, City Of Brockville  
Owner: Charter Acquisition Corp. (Canadian Tire)  
Applicant: Amanda McHugh  
File: D14-152

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The property lying immediately east and north-east of the subject property is designated Institutional Area, zoned I3 - St. Lawrence College/Special Education Zone and is occupied by St. Lawrence College and the Memorial Centre.

Comments Received:

1. Operations Department: no comments.
2. Environmental Services: no concerns.
3. Fire Prevention: The Fire Department has no concerns; however a safety inspection is required prior to commencement of operation.
4. Building Services Division: no concerns.
5. Health Unit: no objections.
6. Bell Canada: no concerns.

Potential Issues for Discussion:

1. Appropriateness of adding a mobile food trailer as a permitted use at this location.
2. Permitted use versus a temporary use.
3. Impact on neighbourhood.

**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:**

None 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.

  
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**M. Pascoe Merkley**  
Director of Planning

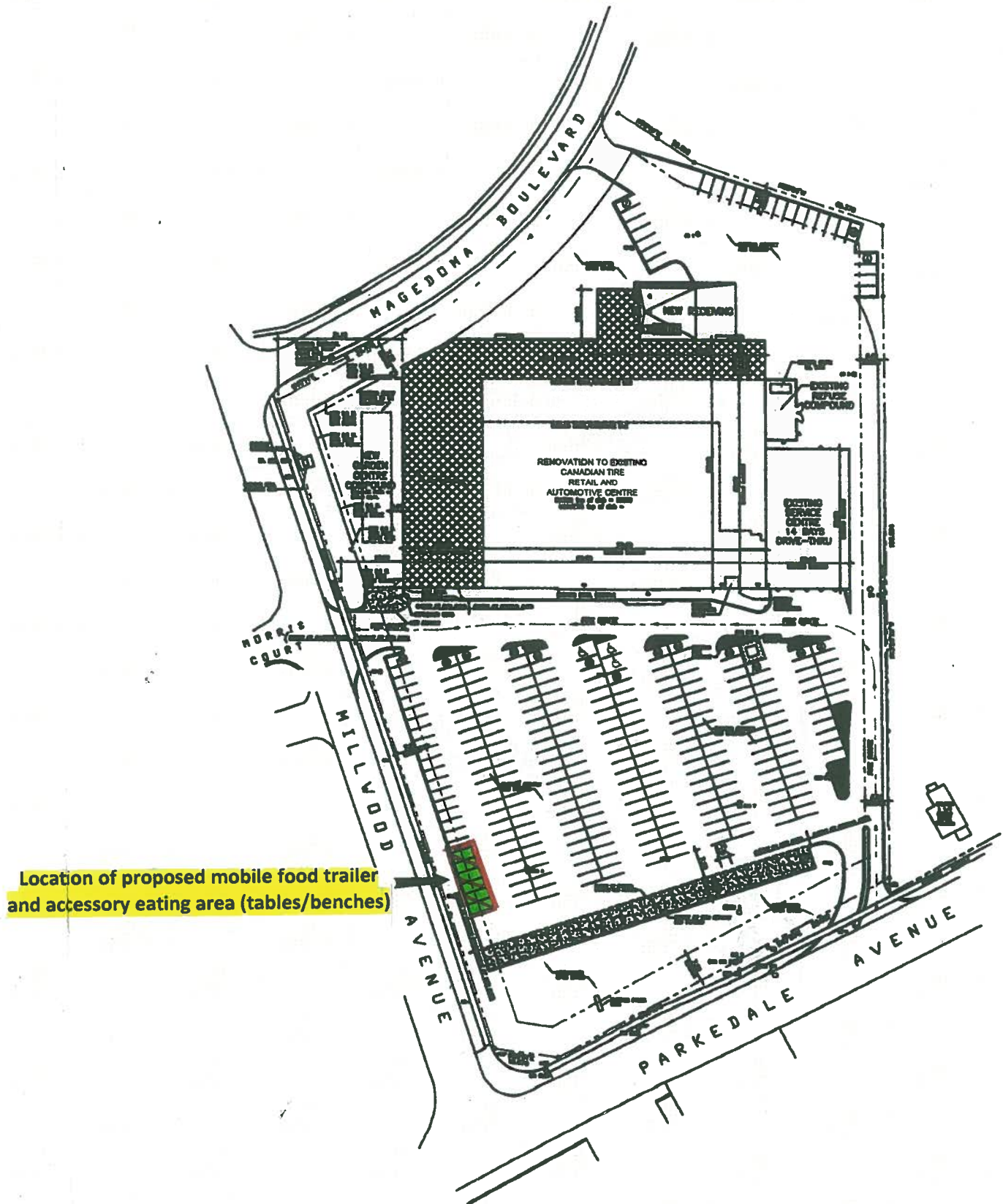
  
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**B. Casselman**  
City Manager

**SCHEDULE "A" - Report 2012-040-03**  
(similar mobile food trailer as that being proposed)



# SCHEDULE "B" - Report 2012-040-03

(sketch of subject property with location of mobile food trailer identified by green hatched area)





24 February 2011

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 06 MARCH 2012**

2012-041-03

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94  
42 BATHOLOMEW STREET  
CITY OF BROCKVILLE  
OWNERS: GERALD AND MARION MORAND  
FILE: D14-154**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**RECOMMENDATION:**

THAT Report 2012-041-03 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 an Application for Amendment to City of Brockville Zoning By-law 194-94.

**BACKGROUND**

The owners of 42 Bartholomew Street, Gerald and Marion Morand, have submitted an application for an amendment to Zoning By-law 194-94 to permit the existing building to be used as a duplex. A sketch of the subject property is attached to this report as **Schedule "A"**.

The proposed Amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone the lands with municipal address 42 Bartholomew Street to permit the first floor of the existing building to be converted to a residential dwelling unit. The Morand's have been unable to rent this space for a commercial use and are requesting a rezoning from C1-Local Commercial Zone to an R3-Multiple Residential Special Exception Zone to allow for the requested conversion of the first floor from commercial to residential for a total of two residential dwelling units within the existing building. The special exception elements of the proposed zone would recognize an existing lot area of 215.58 m (2,323 ft<sup>2</sup>), a lot frontage of 14.15 m (46.41 ft), a lot depth of 15.24 m (50 ft), landscaped open space of 25%, all existing yards, and permit a reduction to the required parking from 3 spaces to the existing two (2) parking spaces. Two photos of the subject property have been attached to this report as **Schedule "B-1"** showing the front and north side of the property, and **Schedule "B-2"** showing the south side of the property with the existing parking area.

## ANALYSIS

### Zoning and Official Plan Information:

Official Plan Designation: Neighbourhood Area

Existing Zoning: C1-Local Commercial Zone

Proposed Zoning: R3-Multiple Residential Special Exception Zone (to permit a second residential unit within the existing building)

### Site Characteristics:

Total Area:	215.58 m (2,323 ft <sup>2</sup> )
Frontage on Wellington St.:	14.15 m (46.41 ft)
Frontage on Bartholomew St.:	15.24 m (50 ft)
Average Width:	13.05 m (42.8 ft)
Average Depth:	15.22 m (50.3 ft)

The subject land is currently occupied by an older wood frame building containing one residential dwelling unit on the second floor, with the main floor vacant but previously occupied by a convenience store. There is a driveway to the south of the building which provides stacked parking for two vehicles.

### Surrounding Land Use:

The subject lands are located in an older residential area of the City. The lands surrounding the subject property are all designated Neighbourhood Area, zoned R3-Multiple Residential Zone, and are occupied by older residential buildings which are occupied by single, duplex and triplex dwelling units.

### Comments Received – Schedule “B”:

1. Operations Department: no comments.
2. Environmental Services: no concerns.
3. Fire Prevention: The Fire Department has no concerns with the proposal provided that all construction on the property is done under building permit.
4. Building Services Division: No concerns with proposal. As a minimum requirement the applicant will have to apply for a Change of Use Permit. Should renovations to convert the unit be necessary, a Building Permit will be required before any renovations take place. Review of complete construction drawings at the time of

application for Building Permit may reveal requirements under the Building Code that are not evident at this time.

5. Health Unit: no objections.
6. Hydro One: no issues.
7. Bell Canada: no objections.

Potential Issues for Discussion:

1. Appropriateness of proposed zoning change.
2. Recognition of special exceptions respecting lot size, lot area, reduced yards 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:**

None 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**  
Director of Planning

  
**B. Casselman**  
City Manager

BEARINGS ARE ASTRONOMIC AND  
ARE DERIVED FROM PLAN 28R1039.

WELLINGTON STREET

STREET

BARTHOLOMEW

GOVERNING BRADING  
N48° 34' 30" E 116.42'

PEDESTRIAN RIGHT-OF-WAY  
N42° 14' 30" W 29.37'

1 1/2 STOREY FRAME DWELLING AND STORE  
N48° 54' 30" E 116.42'

MAIN FLOOR STORAGE DWELLING ON 2ND FLOOR OVER (FRAME)  
N42° 14' 30" W 29.37'

DRIVEWAY  
N48° 34' 30" E 39.18'

LOT 1

LOT 2  
N42° 14' 30" W 29.37'

LOT 3  
N48° 34' 30" E 39.18'

Dec. 18, 1951

## SURVEYOR'S CERTIFICATE

**CERTIFY THAT:**

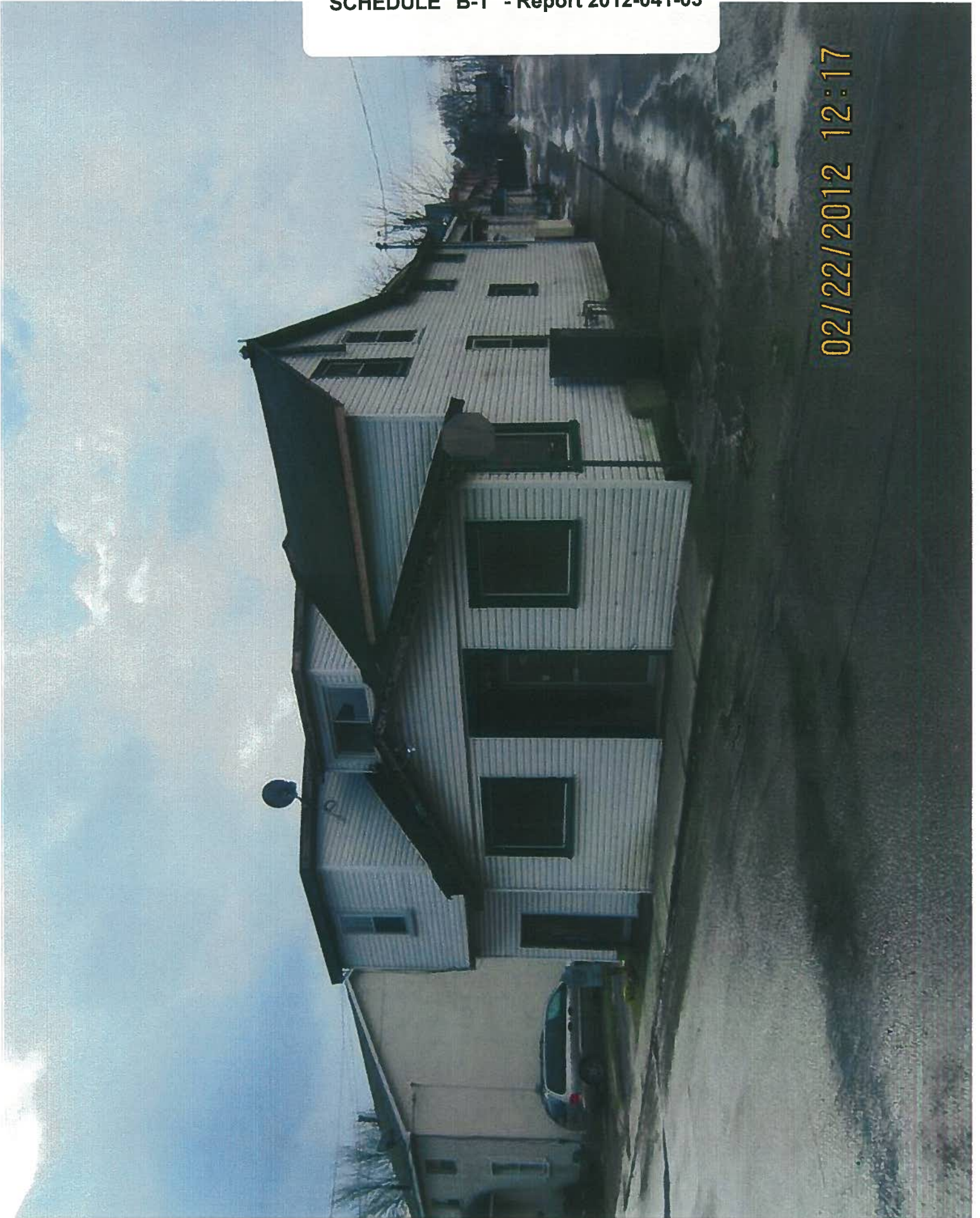
THE FIELD SURVEY REPRESENTED ON THIS PLAN  
AS COMPLETED ON THE 24<sup>TH</sup> DAY OF OCTOBER, 1983.

TOBER 26, 1983  
H. KALDEWAY LTD.  
TARIO LAND SURVEYORS  
KING ST. E., P.O. BOX 121

**M.H. KALDEWAY O.L.S.**

LOT C  
LOT B

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