

Committee Members

Councillor H. Noble, Chair

Councillor J. Earle

Councillor M. Kalivas

Mayor D.L. Henderson, Ex-Officio

Areas of Responsibility

Economic Development

Planning

DBIA

Heritage Brockville

***PUBLIC MEETING
AGENDA***

Page

Item

3-17

1. 2008-130-08
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT 56-58 BUELL ST. AND 67 JAMES ST. W.
BROCKVILLE. OWNER RALPH WHEELER APPLICANT
OPERATION HARVEST SHARING FILE NOS. 266-84 AND D14-
131

18Aug2008

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 28 AUGUST 2008

2008-130-08

**PROPOSED OFFICIAL PLAN AND ZONING
BY-LAW AMENDMENTS, 56-58 BUELL STREET
AND 67 JAMES ST. WEST, BROCKVILLE
OWNER: RALPH WHEELER
APPLICANT: OPERATION HARVEST SHARING
FILE NOS.: 266-84 and D14-131**

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

RECOMMENDED

THAT Report 2008-130-08 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

Operation Harvest Sharing, acting on behalf of Mr. Ralph Wheeler owner of lands with municipal address 56-58 Buell Street and 67 James Street West (located at the south west corner of Buell Street and James Street West), has submitted applications for amendment to the Official Plan for the City of Brockville and Zoning By-law 194-94 with respect to the subject lands which are described as Lot 40, Block 35, Plan 67, City of Brockville, County of Leeds.

The proposed amendments would, if approved, allow the subject lands to be used for a warehouse for Operation Harvest Sharing and the continued use of the two (2) existing upper floor apartment units.

ANALYSIS

Schedule “A” to this report indicates the location of the subject lands and shows both the current zone of the subject lands and the adjacent lands.

Schedule “B” to this report is a site plan of the property as it is currently developed.

Zoning and Official Plan Information:

Official Plan Designation: Residential

Site Specific policy 7.2.1(8) provides for the subject property to be used as a retail outlet for furniture, bedding and accessories within the ground floor space of the existing building.

Proposed OP Designation: The proposed site specific policy is proposed to be modified to allow the use of the ground floor as a warehouse operated by and for the local food bank.

Existing Zoning: C2-X2-4 Commercial General Site Specific Zone

Proposed Zoning: C2-X2-4 Commercial General Site Specific Zone would be amended to remove the current site-specific commercial use (retail furniture outlet, bedding and accessories) and replace it with the proposed warehouse use for Operation Harvest Sharing. The other site specific elements of the current zone (two upper floor apartment units and zone provisions) are to be retained.

Site Characteristics:

Total Area:	520.26 m ² (5,600 ft ²)
Frontage (Buell Street):	21.34 m (70.0 ft.)
Frontage (James Street West):	24.38 m (80.0 ft.)
Average Depth:	24.38 m (80.0 ft.)

The property is occupied by a two (2) storey building; and five (5) parking spaces.

Surrounding Land Uses:

North: The lands to the north (north west corner of Buell Street and James Street West) are zoned R4-General Residential Zone and are occupied by a mix of single and duplex dwelling units.

The lands to the north (north east corner of Buell Street and James Street West) are zoned R4-X2-7 General Residential Site Specific Zone and are occupied by the former Pentecostal Church which has been converted to a bed and breakfast.

East: The lands on the east side of Buell Street (south of James Street West) are zoned R4-General Residential Zone and are occupied by single family detached dwellings.

The lands on the east side of Buell Street (south of James Street West and north of Church Street) are R7-Multiple Residential Zone and are occupied by an older apartment building with associated parking.

South: The lands to the south are zoned R4-General Residential Zone and are occupied by older townhouse dwellings.

West: The lands to the west are zoned R4-General Residential Zone and are occupied by a mix of single and duplex dwelling units.

Comments Received Schedule "C":

1. Eric Jones, Engineering Associate, City of Brockville *(see attached memo dated August 18, 2008)*

No concerns.

2. Dan Ethier, Planner, MMAH, Municipal Services Office – Eastern Region *(see attached letter dated August 19, 2008)*

"As the proposal would efficiently optimize the use of existing building stock that is readily serviced with municipal infrastructure and services, the Official Plan Amendment is consistent with many policies expressed in the 2005 Provincial Policy Statement; most notably PPS 1.1.1(a), PPS 1.1.1(b), PPS 1.1.1(e), PPS 1.1.3.2 and PPS 1.1.3.3."

3. Petition *(see attached letter dated August 15, 2008)*

The following concerns were raised:

- Non-conformity with the Official Plan and Zoning By-law.
- Increase of traffic on both James Street West and Buell Street.
- Inadequate off-street parking.
- Lack of loading area.
- Lack of buffer zones between residential and commercial uses on the south and west sides of the site.

4. DBIA *(see attached email dated August 19, 2008)*

No objections.

Potential Issues for Discussion:

1. Appropriateness of proposed amendments and potential uses.
2. Parking and loading area.
3. Buffering of parking and loading areas.

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 for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant to the proposed amendments.

CONCLUSION

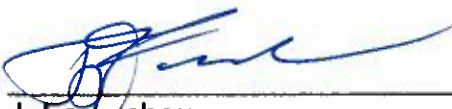
The Staff Report on these matters, including a detailed analysis of the proposed amendments, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting



M. Maureen Pascoe Merkley
Director of Planning



Bob Casselman
City Manager

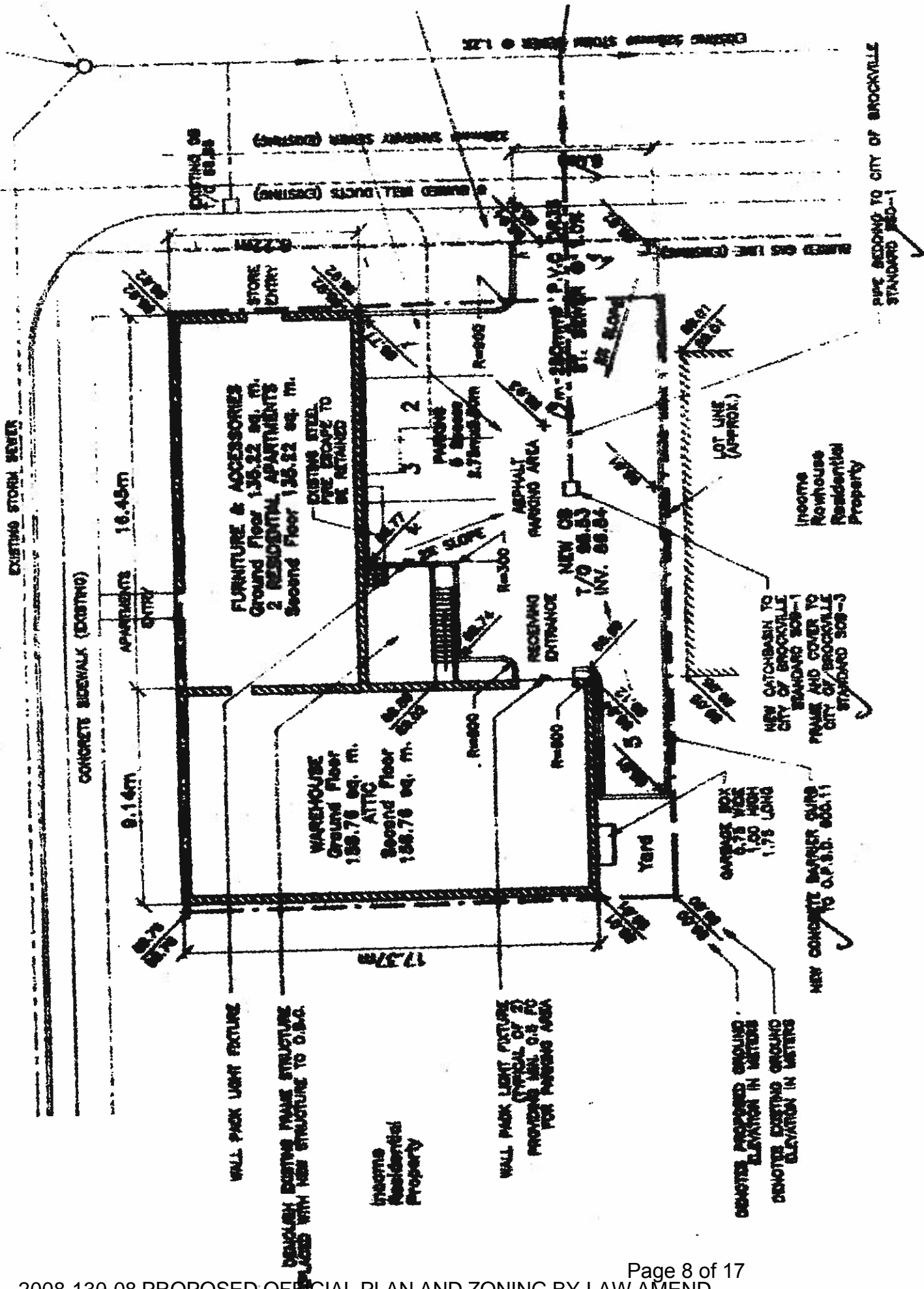


J. Faurischou
Planner I

KEY MAP



JAMES STREET



Memorandum



File No. D00-01

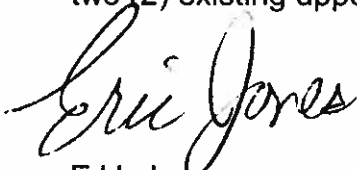
Date: August 18, 2008

To: Andrew McGinnis, Planner II

From: E. J. Jones
Engineering Associate

Subject: **56-58 Buell Street & 67 James Street West**
File D14-131 and 266-84

The Operations Department has no concerns regarding the proposal to allow the lands to be used for a warehouse for Operation Harvest Sharing and the continued use of the two (2) existing upper floor apartment units.


EJJ:uh

**Ministry of
Municipal Affairs
And Housing****Ministère des
Affaires municipales
et du Logement**

Municipal Services Office	Bureau des services aux municipalités
Eastern Region	Région de l'Est
8 Estate Lane	8 chemin Estate
Rockwood House	Maison Rockwood
Kingston ON K7M 9A8	Kingston ON K7M 9A8
Phone: (613) 545-2100	Téléphone: (613) 545-2100
Fax: (613) 548-6822	Télécopieur: (613) 548-6822
Toll Free: 1-800-267-9438	Sans frais: 1-800-267-9438

August 19, 2008

Ms. Maureen Pascoe-Merkley
Director of Planning
City of Brockville
1 King Street West
P.O. Box 5000, Victoria Building
Brockville, ON, K6V 7A5

**Re: Draft Official Plan Amendment # 84 to the City of Brockville Official Plan
Lot 40, Block 35, Plan 67 (municipally referenced as 56-58 Buell Street & 67 James
Street West) in the City of Brockville
MMAH File #: 08-DP-0125-08003**

Dear Ms. Pascoe-Merkley,

Thank you for providing our Ministry with the opportunity to review and comment on draft Official Plan Amendment # 84 to the City of Brockville Official Plan. The site is 0.17 hectares in size and is currently designated as a Site-Specific Policy 7.2.1.8 in the Residential Area Policies of Planning District No. 2 in the City of Brockville Official Plan. This site-specific policy stipulates that notwithstanding the residential policies of the Official Plan, the site may also be utilized for a retail outlet for furniture, bedding, and accessories on the ground floor space. The purpose of the amendment is to amend site-specific policy 7.2.1.8 of the Official Plan to remove the permitted use of a retail outlet for furniture, bedding and accessories, and permit a warehouse operation for the local food bank in its stead on the ground floor space. The current use of land is a vacated commercial use on the ground floor, with two occupied upper floor apartment units. We have reviewed the proposed Official Plan Amendment as it pertains to matters of provincial interest, as expressed in the 2005 Provincial Policy Statement and wish to offer the following comments for your consideration.

The 2005 Provincial Policy Statement supports initiatives undertaken by municipalities to efficiently use existing and available land, buildings, infrastructure, and services. As mentioned above, the proposal of the amendment is to re-develop an existing mixed-use site in which the lower level commercial component is now vacant to accommodate a warehouse for the distribution of food of a local food bank. As the proposal would efficiently optimize the use of existing building stock that is readily serviced with municipal infrastructure and services, the Official Plan Amendment is consistent with many policies expressed in the 2005 Provincial Policy Statement; most notably PPS 1.1.1(a), PPS 1.1.1(b), PPS 1.1.1(e), PPS 1.1.3.2 and PPS 1.1.3.3.



The preceding represents the Ministry's position on the draft Official Plan Amendment as it pertains to matters of provincial interest as expressed in the 2005 Provincial Policy Statement. In consideration of the Official Plan Amendment, the City should be satisfied that the amendment conforms to local planning initiatives and interests. Should you have any questions and comments, please do not hesitate to contact me at 613-545-2118 or at dan.ethier@ontario.ca. I look forward to receiving a copy Council's decision to this amendment application.

Sincerely,

Dan Ethier
Planner
MSO-East



August 15, 2008

Maureen Pascoe Merkley
Director of Planning
Planning Department
City of Brockville



We, the undersigned residents of Planning District #2, wish to state our objections to the proposed amendment to the Official Plan for the City of Brockville and Zoning By-Law 194-94 pursuant to Sections 21 and 34 of the planning act R.S.O. 1990. We need this property to become residential only – no further site specific designation allowing commercial or warehouse usage.

Our reasons for objection are as follows:

1. The proposed amendment does not conform to the Official Plan and Zoning By-Laws.
2. The proposed amendment would create an increase in vehicular traffic on both James and Buell Streets causing further traffic congestion in our residential neighbourhood. (Refer to Recorder & Times, Thursday, August 7, 2008 article by Michael Jiggins: "The Food Bank currently services between 700 and 1,000 people a month".) This junction is already an extremely dangerous crossing for our residents, many of whom are elderly, young school children and mentally challenged adults. The safety of residents is paramount.

Increased vehicular traffic would also cause further noise and air pollution in an area of Brockville that is already sorely lacking in green space and trees.

3. Off street parking is inadequate - there are only five spaces available on the site. By our calculations it would require a minimum of ten spaces to accommodate two tenants, 2 employees, three volunteers and the clients (present and future) of the food bank. Furthermore, there is insufficient off-street space for warehouse loading and unloading.

It has been noted by residents that for many years the Sleep Centre has been contravening By-Law #C2-X2-4 Zone by unloading merchandise on James Street.

4. Buffer zones for the planting of trees and shrubs between commercial and residential spaces are non-existent on the south and west sides of the site.

Respectfully submitted:

Name	Address
Margaret Williams	73 Pearl St. W.
Gene Healy	14 Church St.
Sandra Forbes	16 Church St.
Bob Trower	13 Church St.
Nedee Jackson	63 Pearl Apt 1
Michael Earl	84 BUEL ST. SUITE 2
Lucian J. Rotezo	54 BUEL ST
Jack H Earle	72 JAMES St. W.

4. Buffer zones for the planting of trees and shrubs between commercial and residential spaces are non-existent on the south and west sides of the site.

Respectfully submitted:

Name

Address

Elizabeth Rogers

57 James St West

Peter McLean

61 Byell St

Lynne Smith

61 Buell Street

~~Mike~~

62 Bull Street

Chen

62 Buell St.

Synne Warner

53 James St. West

4. Buffer zones for the planting of trees and shrubs between commercial and residential spaces are non-existent on the south and west sides of the site.

Respectfully submitted:

Name	Address
Al Gauthier	5 Daniel St
David Updegraff	7 Daniel St.
Melva McCoo	7 Daniel St.
St. Tucker	2 Daniel
Shirley Mulder	14 Daniel St
John Park	14 Daniel St.
Mary Morris	85 Pearl St W
Randy Brown	77 James St West
GORD PEARCE	79 JAMES ST WEST
Jay Easton	78 James St. West
Chris Cox	87 James St. West
Penny Harper	93 James St West
John	James St
Sandy Deason	113A James St W
John Young	2 160 Buell W.
Mary Rivett	160 Buell St

D14-131 +

266-84

4. Buffer zones for the planting of trees and shrubs between commercial and residential spaces are non-existent on the south and west sides of the site.

Respectfully submitted:

Name

Address

~~Jeffrey~~

82 James W

~~John~~

83 James W

~~John~~

104 James St W

John Barlow

51 James St W

Melanie Martin

51 James St W

Randy Althaus

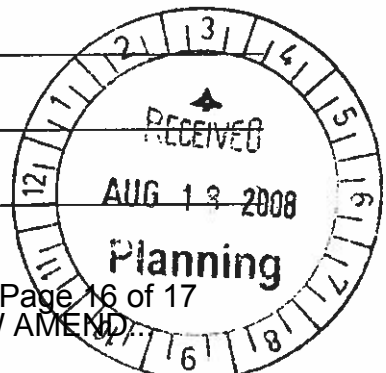
46 James St W

W. B. Baker

48 BUELL ST

Robert Alexander

48 BUELL ST



Andrew McGinnis

From: Rob Hunter [rhunter@downtownbrockville.com]
Sent: Tuesday, August 19, 2008 3:36 PM
To: Andrew McGinnis
Subject: Re: Proposed Official Plan Amendment for 56-58 Buell Street & 67 James Street West

This message was received from outside of the City of Brockville. Please ensure that the correct recipient has received this email. Please report any discrepancies to M.I.S.

Hi Andrew,

Downtown Brockville has no objection to the proposed Official Plan amendment for the property located at 56-58 Buell Street & 67 James Street West.

Best regards,

Rob Hunter
Marketing Director
Downtown Brockville

This e-mail and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. This communication is subject to consultant/client privilege. If you are not the intended recipient (received in error) or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please notify the sender immediately.