

December 19, 2023

City of Brockville
1 King Street West, P.O. Box 5000
Brockville, ON, K6V 7A5

RE: Brockville Shopping Centre Redevelopment
125 Stewart Boulevard, City of Brockville
Proponent: 2746382 Ontario Inc.

To Whom it May Concern,

The Urban Hulk and IN Engineering + Surveying have been retained by Mr. Jameel Madhani on behalf of 2746382 Ontario Inc. to prepare a planning report for the proposed Severances, Zoning and Official Plan Amendment of the property located at 125 Stewart Boulevard in the City of Brockville. The Proponent intends to redevelop the subject lands to accommodate a mix of land uses including but not limited to residential, commercial, and medical uses. This report includes a description of the subject property, surrounding uses and the proposed development, as well as a review of the Provincial Policy Statement (2020), the City of Brockville Official Plan, and the City of Brockville Comprehensive Zoning By-law 05-2014. Overall, the proposed development is consistent with the intent of the Provincial Policy Statement, and local policies. However, a site-specific Official Plan Amendment and Zoning By-law Amendment are required to ensure that the Proposed Severances and development is consistent with both policy documents.

Site and Current Use

The property is located at 125 Stewart Boulevard (subject site) in the City of Brockville, south of Highway 401 at the Stewart Boulevard interchange. The subject site is 14.76 acres in size with approximately 169 metres of frontage on Stewart Boulevard, and 102 metres of frontage on Central Avenue West. **Figure 1** presents an aerial view of 125 Stewart Boulevard and surrounding properties. The subject site is already developed with five buildings including:

- A large commercial building on the northern portion of the site close to Highway 401. This building contains commercial and commercial-recreational uses.
- Two central buildings to the site, known together as the Brockville Shopping Centre. The shopping centre contains a variety of uses including a laundromat, barber shop, shipping depot, grocery store, commercial recreation establishment, personal service establishment, office, retail, and financial services.

- One building at the corner of Stewart Boulevard and Central Avenue West with a restaurant (Dairy Queen) and an automobile service station (Great Canadian Oil Change).
- One building east of the shopping centre that contains a retail use (Beer Store).

The subject site is already developed with associated parking for all existing buildings. There is minimal landscaping on the site, with grass cover and vegetation buffering the site, trees planted near the eastern property boundary, and eight trees planted as landscape elements in the parking area.



Figure 1: Subject site at 125 Stewart Boulevard (Credit: The Urban Hulk via Google Maps)

The subject site was where numerous retailers were located over the past 60 years. The recreational centre is located where Zellers was located for decades and was beloved by the community. The subject site has redevelopment potential thanks to its location, which is helped by the community's fond association to the Brockville Shopping Centre's former tenants.

Surrounding Area

North of the subject site is Provincial Highway 401, travelling northeast/southwest with on-ramps and off-ramps located to the northwest of the property. The lands across from Highway 401, zoned as General Commercial and Mixed Use Corridor, contain a variety of commercial and retail businesses including the 1000 Islands Plaza, and Galaxy Cinemas.

East of the subject site are four 4-storey apartment buildings, in a Multiple Residential zone, and St. Mary’s Catholic High School, which is in a General Institutional zone.

South of the subject site is Central Avenue West, a local street to which the subject lands front. The United Counties of Leeds and Grenville administration building and Westminister Public School are across Central Avenue West, which are both zoned General Institutional. At the intersection of Central Avenue West and Stewart Boulevard, there is a row of single detached residential dwellings, zoned Single Detached Residential, that front onto Stewart Boulevard.

West of the subject site is Stewart Boulevard, to which the subject lands also front. A 4-storey residential apartment building in a Multiple Residential zone, Camalor Manufacturing, which is zoned General Employment, as well as a hotel and restaurant, both in a Commercial Highway zone, are across Stewart Boulevard.

Proposed Development

A conceptual site layout for the proposed development is shown as **Figure 2** and **Figure 3**. The large existing commercial building to the north of the site, close to Highway 401, is to be maintained. Three apartment buildings are proposed where the parking lot currently exists in the northeast area of the subject site with Highway 401 on the northern edge. The Proponent will continue to use part of the building for commercial recreational uses. There is a loading bay attached to the building on the eastern side that is to be removed.

A previous Zoning By-Law amendment was passed on February 22, 2022 creating a new Mixed Use Corridor special exception zone (MC-2). The initial stages of future development is proposing to sever the lands requiring 3 severances and 1 retained parcel. Proposed Severance 1 will encompass the currently vacant lands along the North East of the property, where phased development of 3 apartment dwellings totalling a maximum of 210 residential units is proposed with opportunity for future ground floor commercial uses. A Zoning By-Law amendment is sought to rezone to a site specific Mixed Use Corridor-Exception (MC-x).

The retained parcel will envelop the existing recreational facility and retail buildings in addition to a private park with forest and/or agricultural features planned alongside the property line of the future apartment buildings. A municipal transit hub and transit loop are also proposed for this area. The transit hub will serve as a drop-off and pick-up point for the City of Brockville’s transit system. The parking aisles and parking layout on the site will change to accommodate the new uses and buildings, also requiring a site specific Zoning By-Law amendment from MC-2 to an MC-x. The Proponent seeks to maintain the existing permitted uses of the Mixed Use Corridor special exception zone (MC-2) on the retained parcel with the exception of an additional maximum of 140 apartment units permitted to be developed on the retained parcel.

The two existing commercial buildings consisting of a Beer Store on the East fronting to Central and a an additional joint building with a Dairy Queen and Oil Changers, fronting onto Central

Avenue and Stewart Boulevard will continue to operate as is aside from a consent application to sever them from the retained property to create 2 additional parcels with easements for parking purposes. The two lots will require a Zoning By-law amendment from Mixed Use Commercial (MC-2) to a site specific Mixed Use Corridor zone to speak to the existing buildings, landscaped areas, parking, height and the proposed lot lines for possible future development.



Figure 2. Conceptual Rendering for Brockville Shopping Centre Redevelopment highlighting greenspace(Credit: Imran Parvej, Lighthouse Architecture)



Figure 3: Conceptual Rendering for Brockville Shopping Centre Redevelopment (Credit: Imran Parvej, Lighthouse Architecture)

- **Compliance with Regulatory and Policy Documents:**

Provincial Policy Statement

The Provincial Policy Statement (PPS, 2020), created under the authority of Section 3 of the Planning Act, identifies matters of Provincial interest which must be considered when planning applications are filed and decisions considered in Ontario. Approval authorities are required to ensure that decisions on planning matters are consistent with these policies. The following policies are directly relevant to this development proposal.

Section 1.0 of the Provincial Policy Statement provides policies for Building Strong and Healthy Communities. The proposed development promotes efficient development and land use patterns as the site is already developed, located in a built-up area, will have compact form, and a mix of uses (Sec. 1.1.1a). The development will accommodate a mix of residential types, employment, and other uses to meet long-term needs (Sec. 1.1.1b). The location of the subject property near Highway 401, the mixed-use nature of the redevelopment, and incorporated transit hub promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning (Sec. 1.1.1e).

Section 1.1.3 of the PPS provides policies for Settlement Areas, which is applicable to the proposed development as the subject lands are located in a City. The proposed development is appropriate in a settlement area as settlement areas are recognized for being the focus of growth and development (Sec. 1.1.3.1). The redevelopment of the site will accommodate a mix of land uses that efficiently use the subject lands, and are appropriate for and efficiently use the infrastructure and public service facilities available which avoids the need for unjustified and/or uneconomical expansion (Sec. 1.1.3.2b). Further, the development supports active transportation, and is transit supportive (Sec. 1.1.3.2e & 1.1.3.2f).

Section 1.2.6 of the PPS provides policies for Land Use Compatibility. It is stated that major facilities and sensitive land uses shall be planned and developed to avoid, minimize or mitigate any potential adverse effects. There are no land uses meeting the definition of a major facility proposed for the site. However, the residential buildings on the site are considered a sensitive land use. The Proponent acknowledges that the subject property is in proximity to Highway 401, located to the northwest, and Camalor Manufacturing, a manufacturing company located west of the subject property. Any required mitigation measures to reduce potential adverse effects between the major facilities and the sensitive uses on site can be addressed at the Site Plan stage.

Section 1.4 of the PPS provides policies for Housing. The proposed development will increase the City of Brockville’s housing stock by providing 210 housing units on lands that are suitably zoned to facilitate residential intensification and redevelopment (Sec.1.4.1b). The proposed development will also facilitate an increase in housing options in the City of Brockville that will

meet the social, health, economic and well-being requirements of current and future residents. Specifically, the development includes housing units for active seniors which will expand housing options for older residents in the City. The development also represents residential intensification which is encouraged by the Province as a way of providing for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs (Sec. 1.4.3b). Further, the new housing units will be located where there is an appropriate level of infrastructure and public service facilities available to support current and projected needs, promotes densities for new housing which efficiently uses land and resources, and supports the use of active transportation and transit (Sec.1.4.3c and Sec.1.4.3d).

Section 1.5 of the PPS provides policies for Public Spaces, Recreation, Parks, Trails and Open Space. The proposed development will help foster social interaction thanks to its proximity to a recreational facility (Sec. 1.5.1a). The proposal will also facilitate active transportation given the proximity to the Brock Trail as well as Stewart Boulevard and Central Avenue being future spine cycling routes (Sec. 1.5.1a). The proposed development will have a playground, improve connections to the woodlot and incorporate green spaces, including a private park. These spaces will support having publicly-accessible built and natural settings for recreation, including parklands, trails and linkages. (Sec. 1.5.1b)

Section 1.6.6 provides policies for sewage, water and stormwater. It is stated that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas (Sec. 1.6.6.2). This development will be serviced by municipal services and represents redevelopment which optimizes the use of these services. Site servicing will be addressed at the Site Plan stage of this development. Section 1.6.6.7 speaks to stormwater management; stormwater management will be addressed at the Site Plan stage of this development.

Section 1.6.7 provides policies for Transportation Systems. The subject lands are located close to Provincial Highway 401, and have road frontage on two local roads. Brockville Transit System has three bus routes on both Stewart Boulevard and Central Avenue West. These two local roads are also planned to accommodate future spine cycling routes, as identified in the City's Official Plan. The development will make efficient use of the existing and planned transportation infrastructure as the mix of uses will facilitate movement to and from the site using this infrastructure (Sec. 1.6.7.2). Further, the connectivity within and among transportation systems and modes will be improved with the addition of a transit hub on the property (Sec. 1.6.7.3). Lastly, the density and mix of uses on the site will minimize the length and number of vehicle trips and support current and future use of transit and active transportation (Sec. 1.6.7.4).

Section 1.8 of the Provincial Policy Statement provides policies for Energy Conservation, Air Quality and Climate Change. The proposed development sees compact form and enhances a structure of nodes and corridors, promotes the use of active transportation and transit in and

between uses, focuses development on a site that is well served by transit, reuses an underutilized site, and encourages transit-supportive development and intensification (Sec.1.8.1a,b,c,e). The Proponent intends to incorporate energy efficient design and features on the site including small scale renewable energy (solar panels), and will incorporate green initiatives such as community gardens.

Section 2.0 provides policies for Wise Use and Management of Resources. Section 2.1 of the PPS speaks to Natural Heritage Features, noting that they shall be protected for the long term. There are no significant wetlands, woodlands, valley lands, wildlife habitat or areas of natural and scientific interest identified on or adjacent to the site. Section 2.2 of the Provincial Policy Statement provides policies for protecting, improving, or restoring the quality and quantity of water. It is notable that there may be contamination on site due to current or historical on-site and off-site potentially contaminating activities. A Phase One Environmental Site Assessment (ESA) was completed in October, 2021 by Arcadis Canada Inc. Based on the Phase One ESA, there are areas of potential environmental concern associated with current or historical on-site and off-site potentially contaminating activities. A Phase Two ESA has been completed. The Record of Site Condition has been submitted. Mitigation measures for reducing or eliminating on-site contaminants, if needed, can be addressed at the Site Plan stage.

Section 2.3 of the PPS speaks to Agriculture, noting the need to protect agricultural areas for long term use of agriculture. There are no agricultural areas located on or near the subject property. Section 2.4 of the PPS speaks to Minerals and Petroleum. The subject site does not contain any known significant minerals or petroleum resources that need to be preserved. Section 2.5 of the PPS speaks to Mineral Aggregate Resources. The subject site does not contain any known Mineral Aggregate resources that need to be preserved. Section 2.6 of the PPS speaks to Cultural Heritage and Archeology. The subject site does not contain any known significant built heritage resources or significant cultural heritage landscapes that need to be preserved.

Section 3.0 of the PPS provides policies for Protecting Public Health and Safety. As per Section 3.1, there are no Natural Hazards on, abutting or adjacent to the subject property. Section 3.2 provides policies for Human-Made Hazards. As mentioned, there may be contamination on site due to current or historical on-site and off-site potentially contaminating activities, and any mitigation measures for reducing or eliminating on-site contaminants can be addressed at the Site Plan Stage.

City of Brockville Official Plan

The City of Brockville Official Plan provides a policy framework to enhance future growth, development and change in the City. The subject property was previously designated as Mixed Use and Commercial Area, within the Mixed Use Node and now within a Site Specific Policy

Area - 4.5.4.3 as a result of a site specific Official Plan Amendment which was approved by the City in 2022.

The site specific policy area permits residential uses on the ground floor and allows a maximum building height of 12 storeys as seen in SSPA 4.5.4.3. An Official Plan Amendment is now sought to specifically remove the address referring to 125 Stewart Boulevard from the Site Specific Policy Area, while maintaining the previously approved permitted policies of the SSPA. The proponent seeks to further sever the land, creating a change of address on the new lots, where the SSPA would no longer apply. By removing the address the proponent seeks to further divide the land while maintaining the ability to create mixed use development, permitting ground floor residential units up to a maximum of 12 storeys.

There is clear intent in this land use designation to support a range of complementary land uses as this project addresses one of the Official Plan's goals to "redevelop underutilized sites south of the 401 to reinvigorate the core of the City".

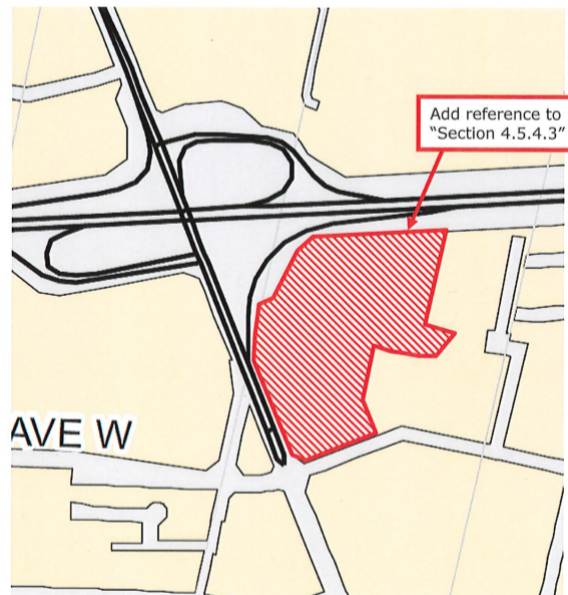


Figure 4: SSPA 4.5.4.3 Official Plan Designation at 125 Stewart Boulevard

Figure 5 below outlines the current SSPA 4.5.4.3 area to be amended and highlights the areas to be severed, requiring new civic addresses. Removing the specific address of 125 Stewart Blvd. as identified in the SSPA, recently approved in February of 2022 will allow the proposed severed lots with new civic address to continue to operate under the permitted policies of the SSPA 4.5.4.3.



Figure 5: Proposed Official Plan Designation Areas

Section 3.0 of the Official Plan provides policies for building a healthy and sustainable city. There are policies for managing growth in **Section 3.2**. The subject site is located in the Stewart Boulevard/Highway 401 Gateway, which is one of three nodes anchoring the Stewart Boulevard and Parkedale Avenue corridor. Mixed Use Nodes provide an opportunity for intensification, redevelopment and infill in a manner that will not have an effect on established neighbourhoods. The nodes are envisioned as being a City-wide focal point which accommodates a range of commercial, retail, residential and other uses. The Stewart Boulevard/ Highway 401 Gateway is a secondary Mixed-Use Node intended to accommodate mixed employment, retail commercial, hotel/motel accommodations, community uses, and mixed density residential uses within a streetscape design that celebrates the importance of the area as the “doorstep” for the City from Highway 401 (**Sec. 3.2.2.1**). The proposed severances and redevelopment of the subject property to introduce residential, commercial and recreation uses will enhance this gateway area.

Section **3.2.2.2** states that development that is transit-oriented is encouraged by the City of Brockville. The mixed-use nature of the redevelopment of the subject property is in accordance with the principles of transit-oriented development. Further, as the development is in the Mixed-Use Node, it shall be redeveloped in accordance with **Section 4.5** which follows the principles of transit-oriented development design. The site is proposed to include a transit loop

and transit hub site to facilitate connectivity to the City’s transit system, as well as opportunities for cycling and pedestrian linkages.

Section 3.2.3.3 states that the City shall identify and promote intensification, infill and redevelopment of underutilized sites. The subject site has been underutilized in recent years as major retail tenants have moved on. The severance and redevelopment of 125 Stewart Boulevard proposes residential, commercial and recreation uses that will improve its current land use.

Section 3.2.6.2 of the Official Plan provides additional policies for the Stewart Boulevard/Highway401 Gateway Commercial and Mixed-Use Node. It is stated that the Node will accommodate a range of commercial, retail, and service uses, including Large Format Retail uses; offices, and nonindustrial and population-related employment uses; a range and mix of residential uses including special needs housing; public services and facilities, including: recreation centres, schools, institutional uses; and entertainment and cultural facilities. The proposed development meets the policies of **Section 3.2.6.2** as it will accommodate a diverse range and mix of commercial, retail, recreation, service, and residential uses, including special needs housing. In line with **Section 3.2.6.2**, the proposed development will also encourage densities that are transit supportive as well as establish a linked network of pedestrian pathways and public open spaces to promote active transportation. As well, **Section 3.2.6.2** is aligned with plans to have a mixed-use residential building with commercial uses at grade.

Section 3.4.1 provides Urban Design policies. The policies of this Section relate to the built form and physical design of communities, and provide the criteria that the City will evaluate through review of the development applications. The Proponent is aware of the urban design policies that will need to be addressed at the Site Plan stage. It is a policy of the City that any development proposal in excess of five storeys shall only be permitted subject to a site-specific amendment to the Official Plan and satisfying certain criteria (**Sec. 3.4.1.4**). The subject property known as 125 Stewart Blvd. has already undergone an Official Plan Amendment to create a new SSPA permitting a maximum height of 12 storeys. The proposed amendment requested at this time, shall remove the specific address of 125 Stewart Blvd. to continue to permit the maximum permitted height of 12 storeys to apply to Proposed Severance 1 and the retained lot.

Section 3.5 of the Official Plan provides policies for Strengthening Essential Human Services, which include Housing Policies in **Section 3.5.1**. There are three residential buildings proposed for the subject lands as part of the redevelopment. It is policy that the City will ensure a full range of housing types and densities to meet anticipated demand and demographic change and meet the needs of current and future residents. The proposed development facilitates residential growth in an area designated for growth, and provides housing options to meet the needs of current and future residents. **Section 3.5.1.2** emphasizes the priority for housing that is affordable and accessible to low-and-moderate-income households to be provided, which is aligned with the proposed development having affordable housing units, e.g. purpose-built rental units. **Section 3.5.1.2** also states that affordable housing be considered when

redevelopment occurs of underutilized sites with full municipal services like shopping plazas. The Proponent is proposing affordable housing on the subject site, which would make efficient use of existing full municipal services. **Section 3.5.1.3** states that the City intends to improve access to housing for those individuals with special needs, including assisted housing for low income individuals, seniors housing, and various forms of supportive housing.

Section 3.6.6 of the Official Plan provides policies for natural heritage and open space system strategy. **Section 3.6.6.6** states that the City may require the land owner to enter into a development agreement regarding the preservation and enhancement of trees and vegetation on the property as part of considering development proposals. The proposed development plans to have a central private park. **Section 3.6.6.12** states that the “City shall actively encourage residential, commercial and industrial developers to connect with and provide opportunities to extend the community trail system.” The Proponent is interested in improving trail access between the subject site and the Brock Trail.

Section 4.0 of the Official Plan provides policies for land use designations that make up the City Structure. Proposed severance 2 and 3 are to be removed from the SSPA 4.5.4.3 and redesignated back into the Mixed Use and Commercial Area Land Use Designation with not future development plans at this time. In **Section 4.5** it is stated that the Mixed Use and Commercial Area provides for a range of commercial and residential uses in a higher density mixed use node or corridor. There is a greater accessibility of services in this area to local residents and regional markets due to the proximity to Highway 401.

Section 4.5.3 provides that the height, massing, orientation and layout of buildings shall promote the creation of a pedestrian-scaled environment. The proposed development intends to create a mixed-use residential that is pedestrian-friendly. It also seeks to improve pedestrian connections to adjacent properties.

Section 4.9 of the Official Plan addresses Parks & Open Space Areas. According to **Section 4.9.2.1**, other private open space lands shall be permitted in accordance with the policies of Section 4.9.3. The Proponent proposes a central private park in the subject site.

The proposed severances and development includes many land uses that are permitted and encouraged in the Mixed Use and Commercial Area. However, with further severing of the subject property, the Site Specific Area would be affected as it specifically references 125 Stewart Blvd. An Official Plan Amendment is required to update the Official Plan Policy to remove the address, to ensure each new lot still resides within the Site Specific Policy Area 4.5.4.3.

The requested Official Plan Amendment required for future proposed consent applications of 125 Stewart Blvd is consistent with the policies set out in the City of Brockville Official Plan.

Zoning By-law

The subject property is currently zoned as Mixed-Use Corridor Special Exception Zone (MC-2) in the City of Brockville Zoning By-law. **Figure 5** shows the Zoning for 125 Stewart Boulevard and surrounding properties. A total of 4 Zoning By-Law amendments are requested within 1 application to rezone each proposed severance and the retained lot as highlighted above in Figure 4.

Severance 1 shall be rezoned from Mixed-Use Corridor (MC-2) to Mixed Use Corridor- Exception (MC-x) totalling 1.430ha to accommodate a reduction in landscaped open space, amenity space, road frontage, parking and specific commercial uses.

Severance 2 shall be rezoned from Mixed-Use Corridor (MC-2) to Mixed Use Corridor- exception (MC-x) totalling 0.345ha, to accommodate a reduction to landscaped space, rear yard setbacks, future amenity space requirements, parking and to permit a maximum height of 27m.

Severance 3 shall be rezoned from Mixed-Use Corridor (MC-2) to Mixed Use Corridor- exception (MC-x) totalling 0.408 ha, to accommodate a reduction to landscaped space, future amenity space requirements, parking and to permit a maximum height of 27m.

Lastly the retained, totalling 3.793ha shall be rezoned from Mixed Use Corridor (MC-2) to a new site specific Mixed-Use Corridor- Exception (MC-x) to accommodate a reduction in required parking.



Figure 5: Current Zoning By-law Designation at 125 Stewart Boulevard (Credit: City of Brockville)

Section 3.4 of the Zoning By-law states where amenity areas shall be provided for each apartment dwelling unit within a mixed commercial residential building and retirement home suite or unit. Dependent upon the number of bedrooms of each unit, there is a minimum

requirement of amenity space to be provided. The Proponent wishes to seek a reduction to the Zoning By-law referencing amenity areas to be provided within Proposed Severance 1 and possible future development of Proposed Severances 2 & 3. A site specific zone is requested to permit a 0.5 ratio of amenity space per dwelling unit throughout the various phases of development. This ratio is in reference to the dimensions (square metres) specified in Section 3.4 of the Zoning By-law for each bachelor and one bedroom dwelling unit (10.0 m²), each two bedroom dwelling unit (20.0 m²), each three bedroom dwelling unit (35.0 m²), and each four bedroom dwelling unit (50.0 m²).

The proponent is requesting a reduction of required amenity space as follows;

- Bachelor and 1 bedroom unit shall require 5m² of amenity space per unit
- 2 bedroom units shall require 10m² of amenity space per unit
- 3 bedroom units shall require 17.5m² of amenity space per unit
- 4 bedroom units shall require 25m² of amenity space per unit

The proximity of a recreation centre and proposed park space adjacent to Proposed Severance 1, found along the retained lands will provide future residents with accessible amenity space located within walkable distance off site.

Section 3.4 (e) of the Zoning By-law addresses amenity area requirements for a children's play area. The Proponent is requesting a reduction of 0.75m² of the required 2.5m² of children's play area per dwelling or apartment unit. The proponent is seeking an exception to the by-law to permit 1.75m² of children's play area per unit/ dwelling.

This is justified due to the presence of a recreation centre in proximity to Proposed Severance 1 in addition to a children's swing set in Ferguson Park, which is north east of the site. Due to the shape of the lot and various constraints (ROC), permitting a reduction to the required space per dwelling unit for children play area will allow for maximum residential density.

Section 3.5 of the Zoning By-law addresses angular planes, where any storey above the 3rd storeys must be set back 1.5m from the main wall. Thus, the upper storeys will be stepped back in accordance with the angular plane. Building design and orientation of the proposed residential apartment buildings on the severed site will be reviewed at the Site Plan stage to ensure compliance with the angular plane provisions set for the MC zone .

Section 3.6 of the Zoning By-law provides general provisions for Apartment Units in Commercial and Mixed Use zones. It is stated that apartment unit(s) shall be located in the second or higher storey of commercial buildings. A zoning amendment was approved February of 2022, permitting the use of ground floor residential. Throughout this requested amendment the proponent seeks to continue the permitted use of up to 100% aggregate ground floor area to be used for ground floor residential within all new development on all proposed severed lots.

Section 3.6 of the Zoning By-law states that parking requirements for the apartment units shall be in accordance with Subsection 3.34. Subsection 3.34 states that minimum required parking is 1.1 spaces per unit for Apartment Units as part of a Mixed Commercial/Residential, where

permitted in Commercial and Mixed-Use Zones. Subsection 3.34 of the Zoning By-law provides general provisions for Parking, with parking requirements included for residential, commercial and mixed uses. The proponent wishes to seek an exception to the Zoning By-law to have minimum required parking of 0.8 spaces per residential unit throughout each phase of construction and 2.5/100m² for commercial uses within proposed severance 1.

Access to public transit, sidewalks and proximity to retail will provide residents with non-car alternatives, e.g. bicycle parking and active transportation. A reduction to commercial parking spaces within proposed severance 1 is requested as it is envisioned that the commercial uses will be utilized by residents above, within walking distances and eliminating the need for vehicles on site. A reduction to the commercial and recreational uses on proposed severances 2,3 and the retained parcel is justified by time of use efficiencies gained from sharing parking between commercial/retail and recreational uses. The recreation centre is busiest in the evenings, which is counteracted by commercial/retail as well as medical uses during the daytime. Thus, shared uses of parking spaces can be justified.

Section 3.9 addresses bicycle parking requirements outlining that 1 space per 1,000m² of gross floor area of any non-residential uses. Table 1 provides an approximate number of parking spaces required for the uses proposed on the site. The location of bicycle parking can take place within any yard of the property, with 50% of the required bicycle spaces sitting within a required landscape area and requiring access via a 1.5m aisleway. The proposed development will offer and shall promote active transportation by accommodating bicycle parking throughout. This will be reviewed at the Site Plan stage.

Table 1: Bicycle Parking Requirement for Uses on Site

Zoning Definition	Parking Rate	Proposed Rate	Proposed GFA/GLM SM or Unit	Parking Required	Parking Proposed
Apartment Dwellings	0.25/unit	0.25/unit	210 units	63 units	63 units
Retail, Office or Restaurant Use with over 3,000.0 square metres of gross floor area	1.0/250.0 m ² GLA for the first 3000 m ² , 1.0/500.0 m ² GLA thereafter	1.0	3,802 m ²	12 units + 2 units	14 units
Any Other Non-Residential Use	1.0/1,000 m ² of GLA	1.0	6,099 m ²	7 units	7 units
Total				84 units	84 units

Table 2 provides an approximate number of parking spaces required for the varying uses proposed. The Proponent foresees that some of the parking spaces will be removed at the Site Plan stage to accommodate landscaping and stormwater management features. The Proponent also foresees that the presence of low-to-moderate-income household earners in the affordable housing units, e.g. purpose-built rental, would lead to a decreased demand for parking spaces

due to lower car ownership. Thus, the Proponent wishes to seek an exception to the previous Zoning By-law amendment approved in February 22, 2022 which permitted a minimum of 750 parking spaces on the total subject site as per MC-2 Zone to accommodate less parking within each lot dependent upon the proposed use.

Due to the development’s mixed use and transit supportive nature, as well as the numerous proposed land uses that exist on the subject site, some of which may overlap in usage, it is reasonable to ask for a reduction in parking spaces. The Official Plan, Sec. 5.2.3.4 states: "Shared parking between residential and non-residential uses may be promoted to provide for a more efficient use of fewer parking spaces." The table below outlines the proposed rate of parking per use on each newly severed and retained lot.

Table 2: Car Parking Requirement for Uses on Site

Zoning Definition	Required Parking Rate	Proposed Rate	Proposed GFA/GLM SM or Unit	Parking Required	Parking Proposed
Apartment Dwellings	1.1/unit	0.8/unit	210 units	231 units	168 units
Apartment Dwellings (Retained parcel)	1.1/unit	0.8/unit	140 units	154 units	112 units
Commercial Use in Mixed Commercial Residential Development	4.0/100.0 m ² GLA	3.75/100.0m ² (Severance 2, 3 and Retained) 2.5/100m ² (Severance 1)	Retained: 693 m ² Severance 1: 700 m ² Severance 2: 941 m ² Severance 3: 628 m ²	28 units 28 units 38 units 25 units	26 units 70 units 36 units 24 units
Clinic or Medical Office	1/15 m ² GLA	1/30 m ² GLA	842 m ²	57 units	29 units
Commercial Recreation Establishment	1/20 m ² GLA	1/40 m ² GLA	6,099 m ²	305 units	153 units
Barrier-Free	1/every 50 parking spaces are required by the By-law	No change proposed from requirement	993 units	20 units	20 units
Total				996 units	647 units

** Required parking will be calculated throughout phases of development to ensure the minimum number of spaces is available at each phase.**

Section 6.1 of the Zoning By-law outlines permitted uses in Commercial and Mixed-Use zones. The Proponent foresees that each new lot will accommodate a variety of uses which are permitted in the Mixed-Use Corridor, including but not limited to Apartment Dwelling as part of a Mixed Commercial/Residential Building, Clinic or Medical Office, and Retail Store. A Zoning

Amendment will be required to create 4 site specific zone exceptions to each new and retained lot.

Requirement	Mixed Use Corridor	Proposed Severance 1	Proposed Severance 2	Proposed Severance 3	Retained
Minimum Lot Frontage	15m	13.6m	59.26m	29.3	>15m
Minimum Lot Area	0.05ha	1.43ha	0.35ha	0.48ha	3.79ha
Minimum Front Yard	1.5m	>= 1.5m	>= 1.5m	>= 1.5m	>= 1.5m
Maximum Front Yard	n/a	n/a	n/a	n/a	n/a
Minimum Exterior Side Yard	3m	>= 3m	>= 3m	>= 3m	>= 3m
Minimum Interior Side Yard	1.5m or 4.5m where abutting a residential zone	>= 1.5m	>= 1.5m	>= 1.5m	>= 1.5m
Minimum Rear Yard	6m or 50% of the building height	>= 6m	5.3m	>= 6m	2.61m
Maximum Lot Coverage	70%	<70%	<70%	<70%	<70%
Minimum Landscaped Open Space	10%	7%	0%	0%	Greater to or equal to 10%
Minimum Ground Floor Height	No Requirement	n/a	n/a	n/a	n/a
Minimum Building Height	No requirement	n/a	n/a	n/a	n/a
Maximum Building Height	15m	36m	27m	27m	36m

Section 7.0 of the Zoning By-law outlines permitted uses in Non-Residential and Non-Commercial Zones. The Proponent plans to have a central park on retained lands, adjacent to Proposed Severance 1, planned three apartment buildings in the northeast area of the site.

Summary

The proponent is proposing to sever and redevelop the subject site at 125 Stewart Boulevard, specifically Proposed Severance 1 in the northeast area of the subject site, to accommodate a mix of land uses including residential and commercial uses. The proposed development is consistent with the policies in the 2020 Provincial Policy Statement, as it facilitates a more intensified mixed-use development on the subject site in an established urban area.

An Official Plan Amendment is proposed to the recently approved Site Specific Policy Area:

- **Section 4.5.4.3** to remove the specific reference to the civic address of 125 Stewart Blvd to ensure all proposed severed lots will continue to permit the policies as outlined within the Site Specific Policy Area.

The zone provisions for the new MC-x zone requested for Severance 1 shall be the same as the zone provisions for the MC zone, save and except the following;

- **Section 3.4** - To reduce the amount of required amenity areas as follows;
 - Bachelor and 1 bedroom unit shall require 5m² of amenity space per unit
 - 2 bedroom units shall require 10m² of amenity space per unit
 - 3 bedroom units shall require 17.5m² of amenity space per unit
 - 4 bedroom units shall require 25m² of amenity space per unit
- **Section 3.4 (e)** - To reduce the amount of the required amenity area to be provided for a children's play area for each dwelling or apartment unit to 1.75m² per unit within a mixed commercial residential building.
- **Section 3.6 (a)** - To permit up to 100% of the aggregate ground floor area on the site to be used for ground floor residential.
- **Section 3.34** – To permit the proposed ratio of 0.8 spaces per residential unit, a ratio of 2.5/100m² for ground floor commercial space and 1/30m² for Clinic and Medical Offices.
- **Section 6.1** – To permit an Apartment Dwelling with Ground Floor Residential uses.
- **Section 6.1** - To permit the following commercial uses within the Ground Floor of the Apartment Dwellings
 - Clinic or Medical Office
 - Business and Professional Offices
 - Retail
 - Laundromat
- **Section 6.2** – To permit a maximum residential building height of 36 metres.
- **Section 6.2 (b)** - To permit a minimum frontage of 13.6m
- **Section 6.2 (b)** - To permit a minimum landscape open space of 7%

The zone provisions for the new MC-x zone requested for Severance 2 shall be the same as the zone provisions for the MC zone, save and except the following:

- **Section 3.4** - To reduce the amount of required amenity areas as follows;
 - Bachelor and 1 bedroom unit shall require 5m² of amenity space per unit

- 2 bedroom units shall require 10m² of amenity space per unit
- 3 bedroom units shall require 17.5m² of amenity space per unit
- 4 bedroom units shall require 25m² of amenity space per unit
- **Section 3.4 (e)** - To reduce the amount of the required amenity area to be provided for a children's play area for each dwelling or apartment unit to 1.75m² per unit within a mixed commercial residential building.
- **Section 3.6 (a)** - To permit up to 100% of the aggregate ground floor area on the site to be used for ground floor residential.
- **Section 3.34** – To permit a ratio of 0.8 spaces per unit for apartment dwellings and 3.75/100m² for commercial uses on site.
- **Section 6.1** – To permit an Apartment Dwelling with Ground Floor Residential uses.
- **Section 6.2** – To permit a maximum residential building height of 27 metres.
- **Section 6.2** – To permit a minimum rear yard setback of 5.3m.
- **Section 6.2 (b)** - To permit a minimum landscape open space of 0%

The zone provisions for the new MC-x zone requested for Severance 3 shall be the same as the zone provisions for the MC zone, save and except the following

- **Section 3.4** - To reduce the amount of required amenity areas as follows;
 - Bachelor and 1 bedroom unit shall require 5m² of amenity space per unit
 - 2 bedroom units shall require 10m² of amenity space per unit
 - 3 bedroom units shall require 17.5m² of amenity space per unit
 - 4 bedroom units shall require 25m² of amenity space per unit
- **Section 3.4 (e)** - To reduce the amount of the required amenity area to be provided for a children's play area for each dwelling or apartment unit to 1.75m² per unit within a mixed commercial residential building.
- **Section 3.6 (a)** - To permit up to 100% of the aggregate ground floor area on the site to be used for ground floor residential.
- **Section 3.34** – To permit a ratio of 0.8 spaces per unit for apartment dwellings and 3.75/100m² for commercial uses on site.
- **Section 6.1** – To permit an Apartment Dwelling with Ground Floor Residential uses.
- **Section 6.2** – To permit a maximum residential building height of 27 metres.
- **Section 6.2 (b)** - To permit a minimum landscape open space of 0%

The zone provisions for the new MC-x zone requested for the Retained shall be the same as the zone provisions for the MC zone, save and except the following

- **Section 3.4** - To reduce the amount of required amenity areas as follows;
 - Bachelor and 1 bedroom unit shall require 5m² of amenity space per unit
 - 2 bedroom units shall require 10m² of amenity space per unit
 - 3 bedroom units shall require 17.5m² of amenity space per unit
 - 4 bedroom units shall require 25m² of amenity space per unit

- **Section 3.4 (e)** - To reduce the amount of the required amenity area to be provided for a children's play area for each dwelling or apartment unit to 1.75m² per unit within a mixed commercial residential building.
- **Section 3.6 (a)** - To permit up to 100% of the aggregate ground floor area on the site to be used for ground floor residential.
- **Section 3.34** – To permit a minimum rate of 0.8/units for apartment dwellings, 3.75/100m² for commercial use in a mixed commercial residential development, 1/30m² for medical offices and 1/40m² for a commercial recreation establishment.
- **Section 6.1** – To permit an Apartment Dwelling with Ground Floor Residential uses.
- **Section 6.2** – To permit a maximum residential building height of 36 metres.
- **Section 6.2** – To permit a minimum rear yard setback of 2.61m.

The development accommodates a diverse range and mix of commercial, retail, service, and residential uses. The redevelopment offers a more efficient use of land and infrastructure, and facilitates transit-oriented development along with improved parks and open space. While site-specific Official Plan and Zoning By-law Amendments are required, the proposed development conforms with the general intent of both policy documents.

Should you require any additional information to process this application, please do not hesitate to contact the undersigned.

Sincerely,



Jean-François Obregón, HBA, MPI
Planner



Tomlyn Graovac, CPT, BA
Planning Technician

Appendix 1 - Plan of Survey

