



WELLINGS OF BROCKVILLE
Planning Rationale for Official Plan and
Zoning Amendments

November 6, 2023

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Wellings of Brockville

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Wellings of Brockville

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1 INTRODUCTION

Stantec has been retained by Nautical Lands Group (Wellings of Brockville Inc.) to prepare the following planning rationale report in support of concurrent Official Plan and Zoning By-law Amendment applications for 3064 Parkedale Avenue (the site) in the City of Brockville.

Nautical Lands Group is proposing to develop the second phase of their independent living senior's community. The community, named Wellings of Brockville, is composed of single-storey rental townhomes surrounding a central community clubhouse. The first phase of development is underway.



Figure 1: Aerial imagery of the 3064 Parkedale Avenue (orange) and surrounding context.

1.1 ABOUT WELLINGS COMMUNITIES

Nautical Lands Group (NLG) has created several successful independent living communities across Ontario through the Wellings brand. Wellings communities meet a gap in the housing market for older adults by providing transitional housing between fully independent home ownership and higher levels of care provided by retirement or long-term care facilities.

Communities are composed of single-storey townhouse dwellings with one or two bedrooms; these dwellings are completely independent, with private kitchen, bathroom, laundry, and outdoor amenity areas. Snow clearing, building maintenance, and landscaping are all overseen by Wellings, freeing residents from the time and effort required to maintain their own homes.



Wellings of Brockville 2 Site Location and Context

Townhouse dwellings (arranged as two to six units with common walls) are arranged within a compact and walkable community connected by a network of walking trails, local streets, and open spaces. The community is centered around the community clubhouse- a node of activity providing various services and amenities. Streets, trails, and open spaces are owned and maintained by Wellings.



Figure 2: Rendering of proposed townhomes (version with carport shown).

2 SITE LOCATION AND CONTEXT

The property is located at 3064 Parkedale Avenue (PIN: 44184-0178) in Brockville's northwest quadrant, west of the intersection of Parkedale Avenue and Steward Boulevard (Figure 3). The property, including the lands added through a lot line adjustment in 2022, have 190 m (623ft) of frontage on Parkedale Avenue, 26.8 m on Chelsea Street and an area of 6.8 hectares (16.8 acres). The property is legally described as *Part of Lots 14 and 15, Concession 2, being Parts 1 and 3 on 28R-12601 and Parts 1 and 2 on Plan 28R-15582, formerly Township of Elizabethtown, now City of Brockville.*

For the purposes of discussion in this report, Parkedale Avenue is considered to run in an east-west direction.

The property is currently vacant with construction activity underway related to infrastructure installation for Phase I of the development affecting the south and west portions. The remainder of the property is covered by regenerating cultural meadow and woodlands, mature treed areas, and seasonally wet areas at lower elevations.

The site is in a transitional area of the city; to the east and south are low-profile commercial uses with a suburban and automobile-oriented character; to the west, southwest, and north are rural residential and vacant lands with a rural character.



Wellings of Brockville

2 Site Location and Context

The following uses surround the site:

North: Lands immediately north of the site are vacant and treed, further north are smaller lot sizes occupied by institutional and service commercial uses accessed from Chelsea Street. Uses include a place of worship, assembly hall, automobile service and parts stores, and an automobile rental centre.

East: Lands to the east are occupied by commercial, institutional, and residential uses fronting on Stewart Boulevard and Parkedale Avenue. Uses include a place of worship, several detached dwellings, and commercial retail buildings. While these uses abut the site, most are screened by a significant natural vegetative buffer.

West: Several detached dwellings fronting on Parkedale Avenue are located immediately west of the site; these dwellings are on private well and septic services and arranged on narrow, but exceptionally deep, lots. The rear portions of these lots are covered by mature trees. To the rear of these properties and west of the site, is a large swath of vacant land covered by a combination of wet areas, regenerating, and maturing woodlands.

South: Parkedale Avenue, a two-lane arterial road, bounds the site to the south. On the opposite side of Parkedale Avenue are two detached dwellings, a small electrical substation, and a former golf course (Highland Golf Course). Further south is a combination of commercial retail, professional services offices, and hotel accommodation uses fronting on Kent Boulevard and Jefferson Avenue and bounded by Highway 401 (approximately 320 m south of the site).

2.1 PROJECT BACKGROUND

In August 2021, the City of Brockville approved an application for amendments to the City of Brockville Official Plan and to the City of Brockville Zoning By-law 050-2014 (City Report: SR2021-143). The Official Plan Amendment saw the Phase I lands redesignated from Mixed Use and Commercial Area and Corridor Commercial Area to Neighbourhood Development Area. The Zoning By-law Amendment saw the Phase I lands rezoned from General Commercial Arterial- H1-C3 to Special Exception General Residential- R4-23.

In February 2022, a lot line adjustment and zoning amendment application was approved by the City of Brockville. The lot line adjustment transferred approximately 11,013 m² (±2.7 acres) from the unaddressed parcel – previously owned by Burnbrae, to 3064 and 3076 Parkedale Avenue. The transferred land was zoned as Environmental Protection- EP and General Commercial Arterial- H1-C3. The approved Zoning By-law Amendment created a site-specific EP zone which permits the extension of infrastructure services while preventing the development of the lands for other purposes.

An Environmental Impact Statement (EIS) was completed by Stantec in September 2021 and submitted along with the above application. A further scoped Environmental Impact Statement was completed by Pinchin in August 2022 as an update to the previous document and delineate the wetland area in more



Wellings of Brockville 2 Site Location and Context

detail. The purpose of the EIS was to delineate the wetland and creek on the north part of the site. Once delineated, a 30-metre buffer is included to protect wetland features from abutting activities.

The Pinchin EIS identified a wetland boundary which differs slightly from the Stantec EIS; this is likely a result of seasonal variation or professional judgement of environmental characteristics which delineate the wetland feature. As a result, portions of the Phase II development were within the 30 m wetland buffer (see Figure 3). To resolve the buffer encroachment a restoration area was established outside and abutting the 30-metre buffer to be reforested in compensation for the removal of portions of the buffer. The boundary change result in no net loss of wetland area.

Lands outside the buffer will be redesignated to “Neighbourhood Development Area”.

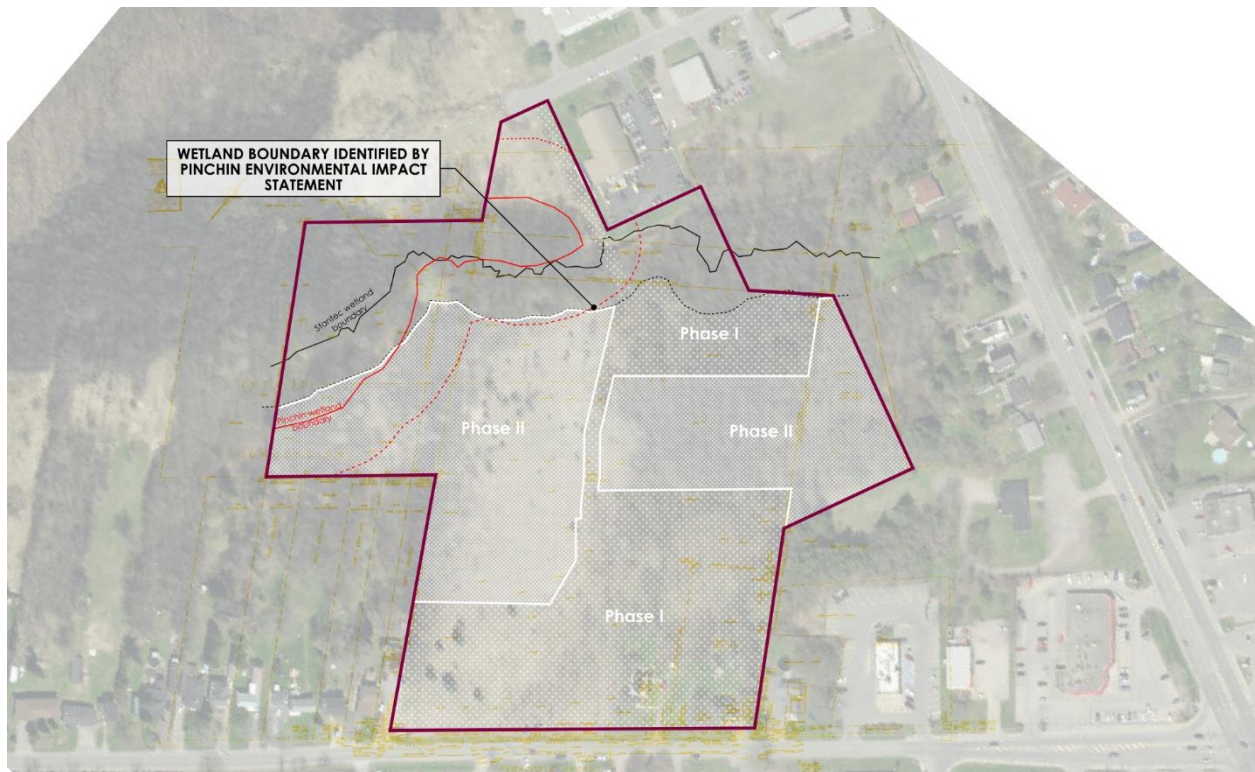


Figure 3: Phase I includes the clubhouse, stormwater management pond, servicing link to Chelsea Street, and nine townhouse blocks. Phase II includes the balance of the property outside of the 30-metre setback from the wetland boundary.

The proposed amendments to the City of Brockville’s Official Plan and Zoning By-law as per this application will permit the proposed land use relevant to Phase II, which also encompasses the lot line adjustment. A subsequent Site Plan Control application will be submitted shortly after approval of the proposed land use changes.



As part of this report, an assessment was completed of lands designated and zoned for employment uses surrounding the site. The intent of this assessment is to demonstrate that the proposed new community will not affect the future development of employment lands.

2.2 LAND USE PLANNING CONTEXT

The site and surrounding lands are planned to undergo a pronounced transition; while the timelines for this transition are dependent on economic factors and the demand for new space, the City has undertaken several planning exercises to facilitate investment, development, and redevelopment of the surrounding lands.

Phase I of the development is designated Neighbourhood Development Area by the City's Official Plan. The remainder of the property is designated Parks and Open Space and Corridor Commercial on Schedule 1 of the Official Plan. The property is also identified as Highly Vulnerable Aquifer (HVA) and Significant Groundwater Resource Area (SGRA) on Schedule 7 of the Official Plan.

Northwest Employment Lands Secondary Plan

The Employment Lands Secondary Plan was adopted by City Council as Official Plan Amendment #5 in September 2017, with concurrent amendments made to the Zoning By-law. The Secondary Plan includes much of the City's northwest quadrant and was undertaken to address a deficiency of large parcel employment lands in the City.

Employment lands enjoy certain protections under the Planning Act (further detailed in the Provincial Policy Statement and Official Plan). These protections are in place to ensure a supply of reasonably priced property reserved exclusively for employment-intensive uses. These protections ensure that land is available for major facilities and Class I to III industrial operations which may be incompatible with sensitive land uses (such as residential or institutional uses).

Section 5.0 of the Planning Rationale (April 27, 2021) in support of the Official Plan and Zoning By-law Amendment applications for Phase I provided a fulsome discussion of the proposed development in light of surrounding employment uses. Further analysis was provided to demonstrate that the proposed development (including the Phase II lands) will not negatively impact the future viability of employment-related development on these lands.



3 PROPOSED DEVELOPMENT

Nautical Lands Group is proposing to develop the second phase of its independent living senior's community on the site. Named 'Wellings of Brockville', the community is composed of a series of townhouse dwellings centered around a community clubhouse. The community is connected by a series of private streets and walking trails, linking outdoor amenity areas and greenspaces to the surrounding community. The new community will protect and enhance the property's natural features while integrating them into the community's overall plan and design.

The community would be composed of 118 townhouse dwellings (one and two-bedroom units) centred around the 546 m² community clubhouse. The clubhouse will contain a community kitchen, dining and lounge areas, accessible bathrooms, and an administrative office for community operations staff. In addition to serving the new community, the clubhouse is often made available to the larger community to host events.

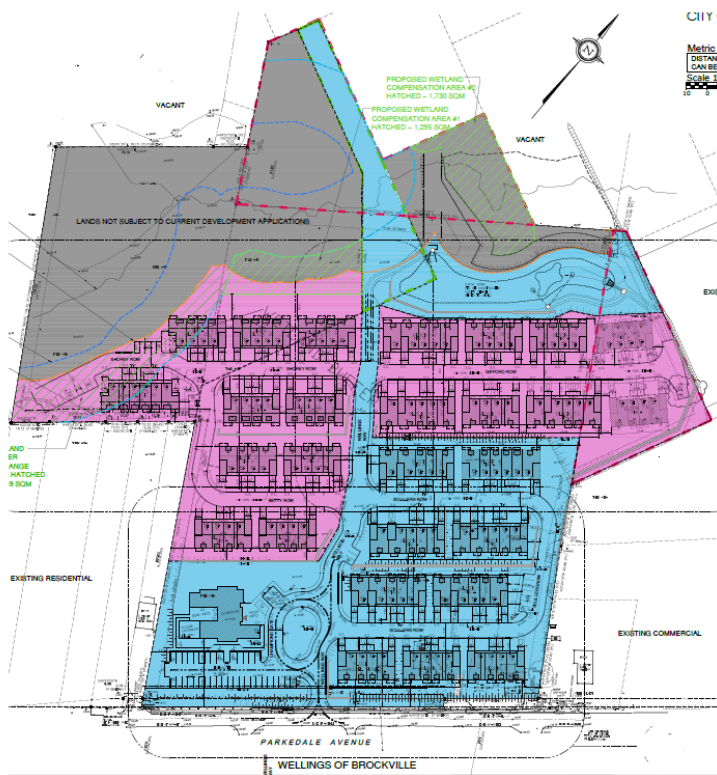


Figure 4: Site Plan showing Phase I in blue and Phase II in fuchsia. Portions of the property impacted by the wetland and 30-metre buffer are shown on grey.



3.1 PROPOSED OFFICIAL PLAN AMENDMENT

The Parks and Open Space Area policies of the Official Plan designation encompasses a range of parks, natural hazards, natural heritage and open space systems, and Provincially Significant Wetlands. The designation covers a broad range of properties from public urban parks in the City's historic core to privately-owned wetlands on the urban fringe. Policies of this designation are interlinked with those regarding open space management, natural resources, natural heritage features, and natural hazards.

The boundaries of the natural heritage system are determined through preparation of an Environmental Impact Statement which identifies different vegetation communities; potential habitat of species at risk; and wetland, valleyland, and woodlot boundaries. Once the boundaries of natural heritage features have been identified, and appropriate setbacks and impact mitigation measures have been implemented, development may occur on lands outside of the feature.

The Mixed Use and Commercial Area and Mixed Use Node policies of the Official Plan both identify a mix of residential uses as permitted uses within the designations. Residential uses listed in the designations include low-rise and high-rise apartments, apartment hotels, and multiple-attached dwellings (i.e.: townhomes). However, Section 4.5.2 policy 2 states that residential uses in the designation must be located on the second storey- above a commercial use.

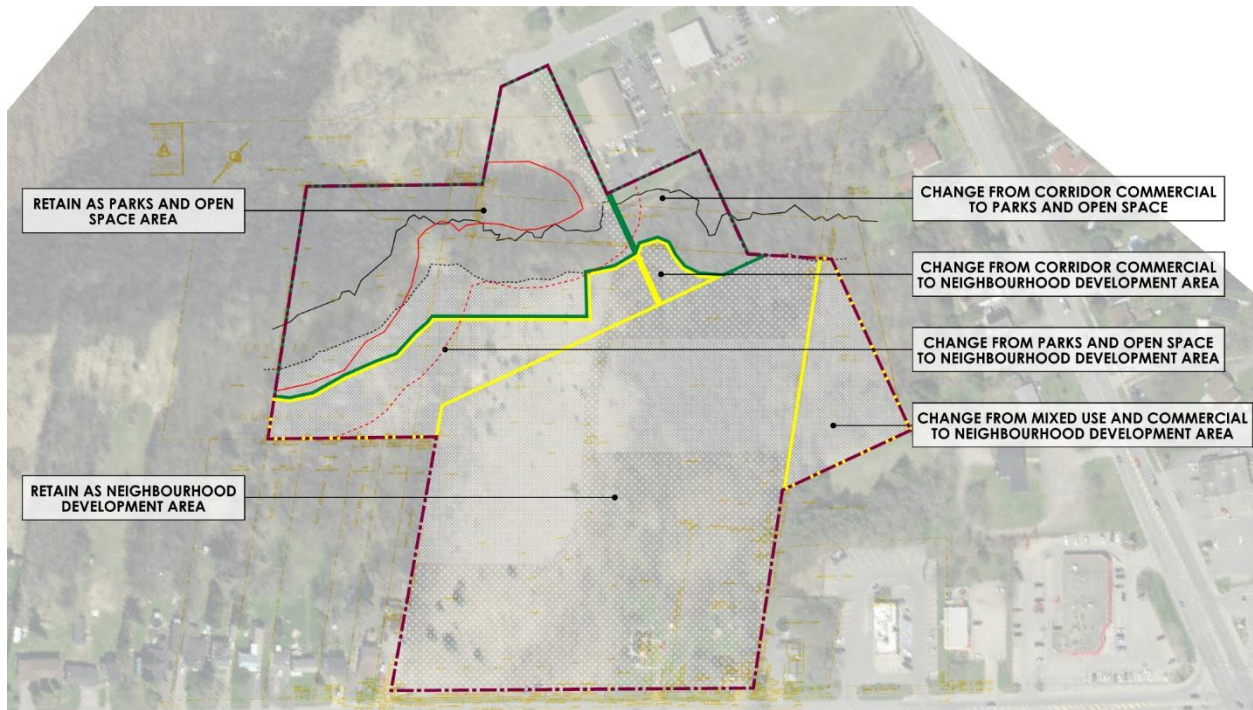


Figure 5: Figure showing the proposed changes to existing land use designation in the Official Plan. The property would be designated Parks and Open Space and Neighbourhood Development Area.



Wellings of Brockville

3 Proposed Development

Similarly, the Corridor Commercial Area permits limited residential when it is secondary to a commercial use. The designation also recognizes and permits existing residential uses.

To permit the proposed development an amendment to the Official Plan is warranted to adjust the boundary of the Parks and Open Space designation to align with the 30-metre setback from the edge of the wetland and restoration area along the north and northwest portions of the property. The balance of the property- including lands designated Mixed Use and Commercial Area and Corridor Commercial Area, would be redesignated to Neighbourhood Development Area.

Through correspondence with City staff, and in line with the approved 2021 Official Plan Amendment, it was recommended that the existing 'Neighbourhood Development Area' designation in the Official Plan would most appropriately capture the proposed development. Further discussion of how the proposed community will conform to the new designation are provided in Section 7.1 of this report.



3.2 PROPOSED ZONING BY-LAW AMENDMENT

The eastern part of the site is currently zoned General Commercial Arterial- H1-C3 while the northwest is zoned Environmental Protection- EP. To permit the proposed development and to bring the parcel of land in line with remainder of the site, an amendment to the Zoning By-law is required.

To permit Phase II we propose rezoning lands for development to Special Exception General Residential- R4-23. The balance of the Phase II lands within the 30-metre setback from the edge of the wetland and restoration area will remain Environmental Protection- EP with some limited additions based on the setback identified by the Pinchin EIS.

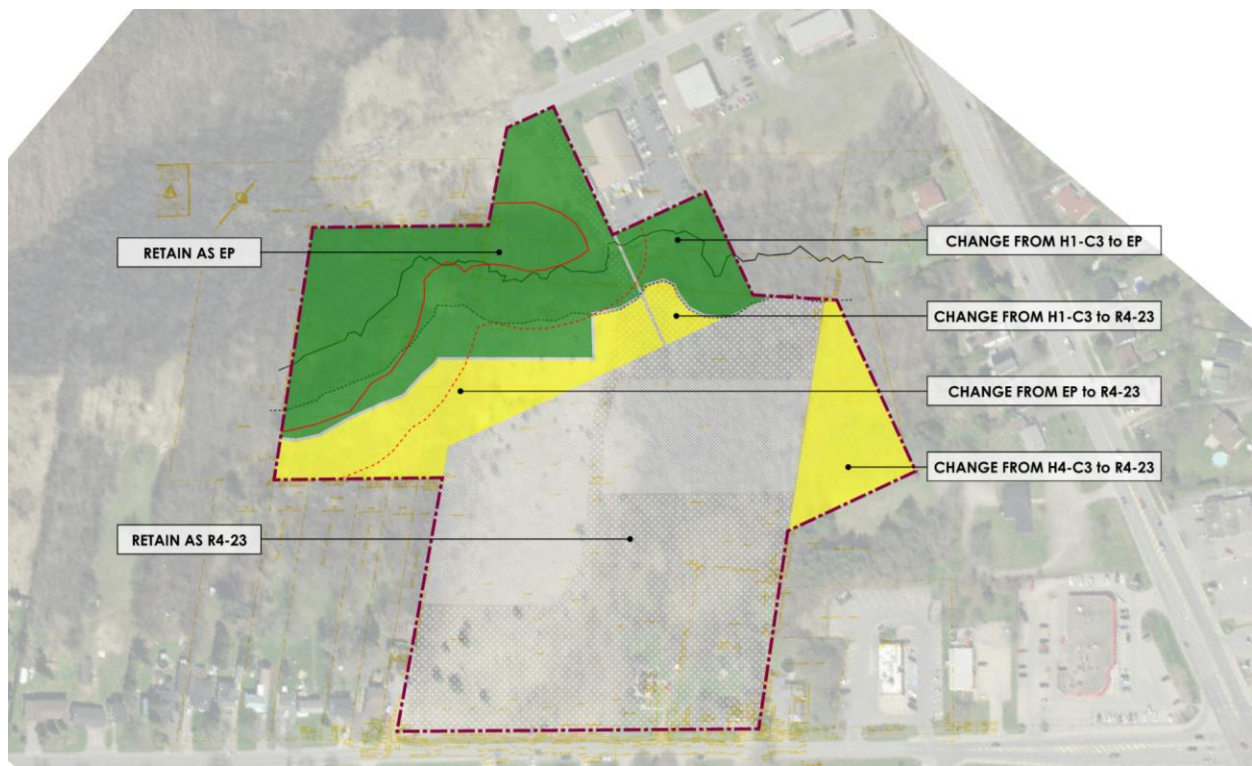


Figure 6: Figure showing the proposed changes to existing zones in the Zoning By-law. The property would be rezoned to Environmental Protection- EP and Special Exception General Residential- R4-23.

4 PLANNING POLICY FRAMEWORK

4.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement 2020 (PPS) provides policy direction on land use planning and development matters of provincial interest. Under Section 3 of the *Planning Act*, decisions affecting planning matters “shall be consistent with” the PPS.

A fulsome review of the PPS was completed as part of the Planning Rationale (April 27, 2021) in support of the Official Plan and Zoning By-law Amendment applications for Phase I. Based on our review of the Phase II development, supporting studies, and PPS direction, the proposed development continues to be consistent with Section 1.0- Building Strong and Healthy Communities, Section 2.0- Wise Use and Management of Resources, and Section 3.0- Protection of Public Health and Safety of the Provincial Policy Statement.

4.2 OFFICIAL PLAN

The City of Brockville Official Plan (OP) was initially adopted by Council in 2012. The OP implements the PPS by providing direction on the management of land use, infrastructure, and natural resources in the City over the plan’s 20-year horizon (to 2032).

The City’s Planning Goals and Objectives

Section 2.3 of the OP provides an outline of the City’s planning goals and objectives. The City’s 11 goals (and 140 different objectives) are arranged under four overarching themes. The following discussion will provide a summary of how the development proposal will forward the City’s stated goals and objectives.

Theme 1: A Sustainable, Healthy and Vital City

- a. Conserved and Enhanced Natural Environment
- b. Healthy Community

The property is not impacted by natural (such as floodplains, unstable slopes, or erosion hazards) or human-made hazards (such as contamination from historic uses, mineral aggregate or industrial). The proposed redevelopment introduces a new form of housing and tenure in a compact and efficient built form which will facilitate use of non-automobile forms of transportation.

An EIS has been completed to investigate features of the natural heritage system including any species at risk or their habitat and identified a limited number of butternut trees on the site and adjacent to its eastern boundary. While no other species at risk were identified during field visits, potential habitat for a limited number of other species were identified. The EIS recommends a 30-metre buffer be maintained in a natural and vegetated state between the proposed development and existing wetland and watercourse



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4 Planning Policy Framework

on the property. The recommendation will be implemented through the proposed amendments and subsequent Site Plan Control application.

Theme 2: An Economically Strong and Diverse City

- a. Flexible and Adaptable Economy
- b. Revitalized Community
- c. Innovative and Advanced Workforce

The abutting mixed use node is envisaged as a concentration of residential, community, commercial, and business uses. The proposal will increase the number of residents with walking distance of several local stores and businesses as well as providing employment for property administration and maintenance. Portions of the property zoned H1-C3 are limited in area and will not impact the ability of the City to accommodate commercial retail space requirements. Further detail of commercial retail land requirements was provided in the February 2021 report Commercial Lands Conversion Impact Assessment.

Theme 3: A High Quality of City Services and Amenities

- a. Effective Multi-Modal Transportation System
- b. Expanded Servicing Infrastructure
- c. Strong Community Services

The proposal is located in an identified growth area and can be adequately serviced by water, sanitary, and stormwater services. The site is located on an existing arterial road and within a 5-minute walk to three Brockville Transit bus stops (for Green, Blue, and Evening Lines). Through the subsequent Site Plan process opportunities may be explored to facilitate safe and convenient pedestrian access from the site to the City's existing network of sidewalks and trails to the east. The proposals higher density, proximity to transit services, and pedestrian-first infrastructure approach lends to the City's policies for transit-oriented development.

Theme 4: A Well-Planned and Responsive City

- a. Responsive Planning Administration
- b. Managed Growth
- c. Unique Built Form Identity

The proposal constitutes an opportunity for citizens to live, work, and play within complete communities. The provision of independent living rental dwellings aims to address an unmet need in Brockville's housing market and will broaden the range and tenure of housing in the City.

The proposal ensures that land uses are arranged at a scale that is oriented to pedestrians and includes a built form that achieves connectivity, walkability, and facilitates active transportation. The proposal will redevelop two dwellings on a large site with 118 townhomes and a community clubhouse. The development proposes a higher density, but ground-oriented, residential built form to efficiently use infrastructure and land while increasing the number of residents within walking distance to transit and a range of day-to-day services.



Building Our Healthy and Sustainable City

URBAN AREA AND CITY STRUCTURE

The site is located within the City's Urban Area. Section 3.2.3 of the OP states that the City's Urban Areas will be the focus of growth and accommodate a full range and mix of residential, commercial, employment, office, institutional, entertainment, cultural, recreational, and parks and open spaces uses. Policy 3 also states that the City will identify and promote intensification, infill, and redevelopment of vacant or underutilized sites.

The OP provides for a community structure based on nodes and corridors. Section 3.2.2.1 of the OP states that Nodes are envisioned as City-wide focal points that accommodate a range of commercial uses; offices and non-industrial uses, and population-related employment uses; a mix of residential uses; municipal and community services and facilities; and entertainment and cultural facilities.

Section 3.2.2.1 of the Official Plan outlines the intent of the Node [emphasis added]:

Stewart Boulevard/Highway 401 Gateway – 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.

Section 3.2.2.2 of the OP outlines states that the City shall require development within Mixed Use Nodes to conform with transit-oriented design principles, and direct proponents to Section 4.5 (Mixed Use and Commercial Areas) of the OP for further direction.

Transit-oriented development (TOD) is a term used to describe a series of land use, built form, and urban design principles which emphasize pedestrian movement and comfort, optimizing public transit operations as a central mode of transportation. TOD principles are used at many scales of community building- from the layout of buildings and features on a site, to the design of neighbourhoods, districts, and entire cities.

TOD principles are advanced through the proposed land use and zoning amendment by proposing higher density residential development and broadening the range of uses on the property and in the surrounding Node. The proposal includes residential, and community uses connected by a network of walking trails and sidewalks, arranged to prioritize ease and safety of pedestrian movement.

Further details of how the community will advance the City's TOD principles are most appropriately addressed through the subsequent Site Plan process.

RESIDENTIAL INTENSIFICATION

Section 3.2.4.3 of the OP states the City intends for 35% of all new residential units should be achieved through intensification within the existing built-up area of the City.

Policy 1 states (emphasis added):



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1. *A portion of the City's future housing needs shall be provided through residential intensification, which may include any of the following:*
 - iii. redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a greater density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.

Policy 4 provides criteria for the review of intensification proposals to ensure they are compatible with the surrounding built form and can be sustainably serviced.

The proposed development is compatible with surrounding uses and can be supported by existing water, sanitary, stormwater, and transportation infrastructure. Matters such as screening, urban design, and character are most appropriately addressed through the subsequent Site Plan process.

MIXED USE AND COMMERCIAL AREAS

Section 3.2.6.2 of the OP provides policies for the Stewart Boulevard/Highway 401 Gateway Commercial & Mixed Use Node. Policy 3 outlines several policies which the City identifies for inclusion in a potential secondary plan or urban design strategy for the Node. The plan or strategy would include provisions for medium to higher density residential forms and a broader mix of housing types, land uses, and mixed use buildings at transit-supportive densities. It would also encourage a high level of coordination between land use, transportation, and servicing infrastructure.

The proposal is consistent with policy 3 by introducing a wider range of higher density residential housing types to an appropriate site within the Node. The proposed land use can be sustainably serviced by existing transportation, water, sanitary, and stormwater infrastructure.

URBAN DESIGN

Section 3.4.1 of the OP provides urban design policies aimed at maintaining and enhancing the City's built character and public realm.

Further details of how the community will advance the City's urban design policies are most appropriately addressed through the subsequent Site Plan process. At the scale of the current land use and zoning changes, the proposal promotes an efficient and cost-effective development design pattern which minimizes land consumption and provides for safe and efficient municipal services.

Section 3.4.1.1 of the OP promotes use of the principles of smart growth to achieve environmentally sustainable development. Although the community will not be pursuing Leadership in Energy and Environmental Design for Neighbourhood Design (LEED ND) certification, the proposal accomplishes many of the criteria used in the certification process, including:

- Locating housing in proximity to job opportunities
- Street which are interconnected through a modified grid pattern
- Facilitates development of a truly mixed-use node in the City
- Higher density uses located adjacent arterial and collector roads; and,



Wellings of Brockville 4 Planning Policy Framework

- Opportunities for alternative and active transportation are promoted and the need for vehicular trips is minimized.

HOUSING

Section 3.5.1.3 of the OP provides policies for the provision of safe, and attainable housing in the City. Policy 7 speaks to the importance of providing older adults with living spaces which facilitate “aging-in-place” (emphasis added):

7. *Aging-in-place for seniors shall be encouraged so that:*
- individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and*
 - where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.*

This form of housing responds to the desire among older adults to downsize (or ‘right-size’) their living spaces without sacrificing independence. By providing a wider range of housing options, older adults are able to remain independence longer while residing in a neighbourhood built around the importance of facilitating community, physical activity, and connection with the larger community.

WATER RESOURCES AND SOURCEWATER PROTECTION

Section 3.6.2 of the OP provides policies for the protection of aquifer and groundwater resources. Section 3.6.10 of the OP provides detailed policies on the protection of surface and groundwater resources which are used for drinking water.

Residential uses on municipal water and sanitary services are generally not considered to pose a risk to groundwater resources.

A number of residential dwellings surrounding the site are serviced by private wells. Due to these unique circumstances the City has requested that a well impact assessment be prepared prior to development to ensure that adjacent wells are not impacted by construction. This assessment is underway and will be submitted as part of the subsequent Site Plan process.

NATURAL HERITAGE FEATURES AND FUNCTIONS

Section 3.6.5 of the OP provides policies for the protection of the features and functions of the City’s natural heritage system including Provincially Significant Wetlands; Significant Habitat of Endangered Species and Threatened Species; fish habitat; Significant Woodlands; and Significant Valleylands.

Policy 1 recognizes that the delineation of natural features in the City’s OP is based on aggregated information provided by provincial ministries and agencies, and that more accurate delineation of these features is provided by an Environmental Impact Study (EIS). The OP recognizes that the observation of site conditions is the determining factor in the protection of natural features.



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The EIS prepared by Pinchin delineated a wetland and watercourse in the northwest and north portions of the site recommended for retention. The wetland area includes a 30-metre setback from the wetland edge to the closest point of the proposed development. As portions of the Phase II development encroach into this 30 m buffer, a restoration area has been established west of the stormwater management pond to ensure there is no net loss of wetland habitat. intended to remain in a naturalized and vegetated state.

Eight butternut trees were located on the site and adjacent to its eastern boundary. A Butternut Health Assessment prepared by Stantec (3 November 2022) examined the overall health and condition of the butternuts- classifying all as Class 1 (non-retainable) and 2 (retainable) trees. Removal of the Class 2 tree resulted in NLG providing cash in lieu of tree compensation to the Rideau Valley Conservation Fund.

While no other species at risk were identified during field visits, potential habitat for a limited number of other species were identified. The EIS provides recommendations for site design and construction intended to ensure no negative impacts on species at risk or natural heritage features.

PROTECTION OF HEALTH AND SAFETY

Section 3.7 of the OP provides policies relating to the protection of health and safety from natural or human-made hazards. The property is not affected by natural or human-made hazards.

Mixed Use and Commercial Area

The majority of the site is designated as Mixed Use and Commercial Area on Schedule 1 of the Official Plan.

Section 4.5.2 of the Official Plan states that the Mixed Use and Commercial Area permits a range medium and high density residential uses above ground-floor commercial uses:

- 2. Medium and High density residential uses above ground-floor commercial uses shall be permitted including small-scale apartments, low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings and other similar medium and high profile residential buildings, subject to the mixed use policies of Section 4.5.3.3 [sic].*

Policy 3 further states that special needs housing, senior citizens' homes, or similar housing facilities for senior citizens are permitted to develop in accordance with the medium density residential policies.

Current proposal does propose multiple attached dwellings but does not propose to locate residential uses above commercial uses. Ancillary and accessory non-residential uses in the community are intended for use primarily by community residents. As a result, an amendment to the Official Plan is required to permit the proposed new community.

Through correspondence with City staff, it was recommended that the existing 'Neighbourhood Development Area' designation in the Official Plan would most appropriately capture the proposed development. Further discussion of how the proposed community will conform to the new designation are provided in Section 5.1 of this report.



Corridor Commercial Area

The Corridor Commercial Area designation is intended to accommodate uses that serve the travelling public while optimizing the City's existing infrastructure and transit corridors. Approximately 0.10 ha-located in the northeast corner of the subject site, are designated Corridor Commercial Area.

Similar to the Mixed Use and Commercial Area designation, the Corridor Commercial Area permits residential uses located on the same property as a commercial use. However, residential uses must be secondary to the commercial uses of a property. The designation generally caters to automobile-oriented uses as well as a range of service commercial excluding large format retail. As a result, an amendment to the Official Plan is required to permit the proposed new community.

Parks and Open Space Area

The Parks and Open Space Area designation encompasses a range of publicly and privately-owned lands used as parks and open spaces; constrained by natural hazards; and affected by identified or potential features of the natural heritage system (including significant woodlands, wetlands, etc.).

The northwest portion of the subject site is designated 'City-Wide Park'. Public agencies that designate lands for open space uses that are not restricted by hazard lands or other public safety features may acquire the lands for public use through parkland dedication (when a development application is proposed) or by purchase of the lands.

Policy 17 of Section 3.5.3.1 provides direction on the how these lands may be purchased

17. When proposals to develop lands designated Parks and Open Space Areas that are under private ownership are made... a public agency having an interest in the lands shall be given the option to purchase said lands and maintain them as Parks and Open Space. If the foregoing parties do not wish to purchase the lands, the Official Plan Amendment to redesignate the lands for other purposes shall be given due consideration by the City.

Through discussion with City staff, it was confirmed that the provision of public open space through parkland dedication or transfer of constraint lands was not warranted due to the site dimensions, provision of private communal amenity spaces by the development, and disconnected nature of the constraint lands from surrounding streets, open spaces or pathways. As a result, constraint and restoration lands (wetland area, 30-metre buffer, and the revegetated natural area) will be protected from development through retention of the Parks and Open Space Area designation and Environmental Protection- EP zone over these features. The balance of the property would be designated Neighbourhood Development Area to facilitate development of the lands.

Through the subsequent Site Plan process NLG may provide cash-in-lieu of parkland in an amount consistent with the policies of the Official Plan and Planning Act.



Neighbourhood Development Area

The Neighbourhood Development Area designation represents existing vacant, greenfield, and brownfield lands within the City that are likely to develop as new residential and commercial uses over time. Consistent with Section 3.2.4.3 of the OP, the designation's introduction section encourages infill development on vacant and underutilized parcels prior to the development of the City's greenfield lands.

Many of the Neighbourhood Development Area policies which would apply to the proposed development are of such detail as to only be applicable to a subsequent Site Plan Control application. The following broad policies affect land use and demonstrate that the proposed development is appropriate for the Neighbourhood Development Area designation.

Policy 3 of Section 4.4.2 states [emphasis added]:

3. *Medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, and small-scale apartments, subject to the medium density policies of Section 4.4.3.21.*
6. *Special needs housing, senior citizens' homes or similar housing facilities for senior citizens including nursing homes shall be permitted to develop in accordance with the medium density residential policies of Section 4.4.3.1 and the special needs housing policies of Section 3.5.1.2.*

Wellings communities meet a gap in the housing market for older adults by providing transitional housing between fully independent home ownership and higher levels of care provided by retirement or long-term care facilities.

Policies 8, 9, and 10 also permit neighbourhood commercial uses, community uses, and other accessory uses of limited scale in the Neighbourhood Development Area.

Further discussion of how the proposed community conforms to the Neighbourhood Development Area policies are provided in Section 5.1 of this report.



4.3 ZONING BY-LAW

The discussed in section 3.2 of this report, the property is currently zoned General Commercial Arterial- H1-C3, H4-C3, and Environmental Protection- EP. To permit the proposed development an amendment to the Zoning By-law is required.

While the H1-C3 and H4-C3 zones permit a broad range of retail and service commercial uses, residential uses are restricted to 'apartment unit'. To permit the proposed development an amendment to the Zoning By-law is required.

To permit Phase II we proposed rezoning the area to be consistent with the Phase I lands zoned to Special Exception General Residential- R4-23 as part of a previous Zoning By-law Amendment application. Details of the proposed amendment are provided in Section 5.2 of this report.



5 PROPOSED OFFICIAL PLAN AND ZONING AMENDMENTS

5.1 OFFICIAL PLAN

We propose that Schedule 1- City Structure be amended to redesignate portions of the subject site to Neighbourhood Development Area from the current Mixed Use and Commercial Area, Commercial Corridor Area, and Parks and Open Space Area designations. Portions of the property within 30 metres of the wetland boundary would be designated Parks and Open Space Area.

The policies of the Neighbourhood Development Area designation speak to the establishment of new, predominantly residential, communities and are appropriate to guide the future development of the site.

Neighbourhood Development Area

As discussed in section 4.2 of this report, the townhouse-style residential dwellings as well as limited commercial or commercial uses are permitted in the Neighbourhood Development Area designation. Medium density residential- including row or block townhomes, are subject to the built form policies of Section 4.4.3.2, policy 21.

The following table reviews policies 1 to 20 of Section 4.4.3.2- Built Form Policies of the OP as well as policy 21 regarding medium density residential developments.

Section 4.4.3.2 Policy	Response
1. The form and design of new development shall complement any significant natural features such as valleys, ravines, wooded areas and parklands that form part of, or are located adjacent to, the site.	Site Plan Control matter.
2. Any development proposing to exceed three storeys shall be subject to the policies of Section 3.4.1.3.	Not applicable.
3. To the extent feasible, existing trees of desirable species shall be retained and incorporated into the landscaping plans for new development.	Due to site topography and grading requirements, there will be challenges to retain trees within the development. Further opportunities will be explored through the Site Plan Control process.
4. To the extent feasible, new development shall minimize the obstruction of views of natural features and landmarks.	There are no identified features or landmarks on or adjacent to the site.
5. Emphasis shall be placed on the promotion of a high standard of design for new buildings.	Site Plan Control matter.
6. The massing and conceptual design of new development shall provide for continuity and harmony in architectural style with adjacent uses which have a distinctive and attractive	Building setbacks and massing, as determined by the Zoning By-law, will complement the surrounding community. Further detail to be addressed through the Site Plan Control process.



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visual identity, or which are recognized as being of cultural heritage value or interest.	
7. The relocation or replacement of incompatible land uses, and the redevelopment of derelict properties shall be encouraged.	The proposal will replace two detached dwellings on private services with contemporary housing.
8. A coordinated approach shall be taken to the planning and design of streetscape improvements, including building facades, signage, sidewalks, lighting, parking areas and landscaping.	Site Plan Control matter.
9. In pedestrian traffic areas, new development shall include street oriented features that provide for the enhancement of the pedestrian environment, such as canopies, awnings, landscaped setbacks and sitting areas.	Site Plan Control matter.
10. The design and positioning of new buildings shall have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets. In reviewing proposed developments, access to sunlight for adjacent properties shall be maximized to enhance the potential for energy conservation and the amenity of residential areas and parks and open space areas, such as parkettes and outdoor plazas.	As all buildings will be no greater than one-storey there are anticipated impacts on sub-shadowing within or on adjacent properties. Further detail to be addressed through the Site Plan Control process.
11. Landscaping shall be used to conserve energy and water, enhance the appearance of building setback and yard areas, contribute to the blending of new and existing development and screen parking, loading, garbage and service facilities from adjacent properties and streets.	Site Plan Control matter.
12. Where a proposed development consists of a grouping of buildings, the buildings shall be positioned to define usable and secure parks and open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units.	Site Plan Control matter.
13. The design of new buildings shall facilitate access and use by handicapped individuals and senior citizens.	The entire community will be barrier free and wheelchair accessible. Site Plan Control matter.
14. Parking and loading facilities and driveways shall be located and designed to facilitate manoeuvrability on site, between adjacent sites where appropriate, and to reduce the traffic flow disruption resulting from turning movements to and from the property.	The proposed development is supported by a Transportation Impact Assessment. Site Plan Control matter.
15. To the extent feasible, the design and positioning of new buildings shall minimize the loss of privacy for adjacent residential properties.	Side and rear yard setbacks are in excess of 7.5 m providing ample space for landscaping features to maintain privacy where warranted. Site Plan Control matter.



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<p>16. For multiple forms of low-rise residential development, such as row housing, each unit shall be provided with adequate and clearly defined outdoor living space.</p>	<p>All units will have outdoor amenity areas. Site Plan Control matter.</p>
<p>17. Residential developments that are likely to house families shall include an appropriately sized outdoor children's play area that is safely accessible from all units in the development.</p>	<p>The proposed development is primarily designed and marketed to older adults. Site Plan Control matter.</p>
<p>18. Where residential development is affected by adverse noise conditions, the use of urban design features such as building orientation, location of outdoor open space relative to the noise sources and noise attenuation measures shall be encouraged subject to Section 3.7.2 of this Plan.</p>	<p>Noise attenuation measures have not been identified as being warranted at this time. Site Plan Control matter.</p>
<p>19. To encourage the reduction, re-use and recycling of waste, new development shall incorporate waste handling, composting and recycling facilities into their site design.</p>	<p>Site Plan Control matter.</p>
<p>20. New developments shall be designed to minimize energy and water use and where feasible, to provide for the conservation of building materials through re-use, recycling and renovation.</p>	<p>Minimization of waste and energy consumption through the full lifecycle of the community is a priority of the proponent and will be considered through the design, construction and operation stages of the community.</p>
<p>21. Medium density residential uses shall be subject to the following criteria:</p> <ul style="list-style-type: none"> i. the density, height and character of the development shall be compatible with adjacent uses; ii. the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low/medium density residential area and may be subject to additional setbacks, height restrictions, or landscaping to provide an appropriate transition; iii. the development shall be encouraged to have direct access to an Arterial or Collector road, where possible and appropriate; iv. the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to upgrading services at no cost to the City; v. the development is adequately serviced by parks and school facilities; vi. the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized; vii. all required parking shall be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 5.2.4 of this Plan, shall not be accepted by the City; 	<p>All buildings will be no greater than one-storey in an area comprised of one to two-storey buildings. Further detail to be addressed through the Site Plan Control process.</p> <p>See above.</p> <p>The community will be accessed from Parkedale Avenue.</p> <p>A Site Servicing Study has been submitted in support of the proposal and demonstrates that the proposed development can be supported by existing City services.</p> <p>The community will include parks and open spaces available to residents; due to the age demographic of the community, school facilities are not warranted.</p> <p>The proposed development is compatible with adjacent uses. Side and rear yard setbacks</p> <p>Parking will be provided in compliance with Zoning By-law requirements. Site Plan Control matter.</p>



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<p>viii. in developments incorporating small-scale apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;</p> <p>ix. except for a triplex dwelling, fourplex dwelling or other similar medium density residential developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required to be prepared by the proponent and approved by the City; and</p> <p>x. medium density residential uses shall be subject to site plan control, in accordance with the policies of Section 6.4.6 of this Plan.</p>	<p>The community will include parks and open spaces available to residents; due to the age demographic of the community, school facilities are not warranted.</p> <p>A Transportation Impact Assessment, and a Site Servicing Report have been prepared in supported of the proposed applications.</p> <p>Acknowledged.</p>
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5.2 ZONING BY-LAW

The eastern part of the site is currently zoned General Commercial Arterial- H1-C3 while the northwest is zoned Environmental Protection- EP. To permit the proposed development and to bring the parcel of land in line with remainder of the site, an amendment to the Zoning By-law is required. We propose rezoning the area of the proposed development to the same Special Exception General Residential- R4-23 zone which permitted Phase I of the development. The balance of the Phase II lands, within the 30-metre setback from the edge of the wetland and restoration, will remain Environmental Protection- EP with some limited additions based on the setback identified by the EIS.



6 CONCLUSION

The proposed community provides a unique opportunity to broaden the range of housing options available to older adults in the City of Brockville and surrounding area. The proposal assists in achieving several key objectives of the Official Plan- to accommodate a range of housing forms in compact, transit-oriented, and supportive mixed-use developments within the existing settlement area to allow residents to age in place with dignity. The proposed amendments to the Official Plan and Zoning By-law are consistent with the Provincial Policy Statement and the overarching goals and objectives of the Official Plan.

The proposed zoning will facilitate development of a compact community, ensuring that potential impacts from building height, massing, and bulk are appropriately mitigated by limiting building height and ensuring large setbacks to property lines.

Respectfully,

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