

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JANUARY 20, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr
Councillor Jackie Denyes
Councillor Mike Graham

Councillor Kelly McCaw
Councillor Jack Miller

2. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

3. **PUBLIC MEETING - THE PLANNING ACT**

- 3.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 400-420 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-973
APPLICANT/OWNER: CP REIT ON
AGENT: ZELINKA PRIAMO LTD. (ATTN: EDWARD TERRY)

Notice of Meeting and Map

1

- 3.2 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 1 AND 2, PLAN 21R-24323, PART OF LOT 26,**

**CONCESSION BROKEN FRONT AND PART OF THE ROAD
ALLOWANCE BETWEEN CONCESSIONS 1 AND BROKEN
FRONT, TOWNSHIP OF THURLOW, NOW IN THE CITY OF
BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-974
APPLICANT/AGENT: CITY OF BELLEVILLE
OWNER: RAY & JEAN O'NEILL AND CITY OF
BELLEVILLE**

Notice of Meeting and Map

5

- 3.3 **PROPOSED AMENDMENT TO ZONING BY-LAW
NUMBER 10245, AS AMENDED – 615 SIDNEY STREET
AND 2 MAPLE DRIVE, CITY OF BELLEVILLE, COUNTY OF
HASTINGS
FILE NUMBER: B-77-975
APPLICANT/OWNER: BEAUTY WORKS DAY SPA, C/O
RHONDA BARRIAGE
AGENT: IDC DESIGN, C/O MICHAEL EFFLER**
-

Notice of Meeting and Map

8

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

JANUARY 20, 2015

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr	John Baltutis
Councillor Jackie Denyes	David Joyce
Councillor Mike Graham	Mike Letwin
Councillor Kelly McCaw	Ross Rae
Councillor Jack Miller	

2. (a) DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

(b) APPOINTMENT OF CHAIR AND VICE-CHAIR

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on November 26, 2014

4. DEPUTATIONS

5. CORRESPONDENCE

- 5.1 Letter from Derrick Palmateer objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive
Referral from Public Meeting Item 6.3 refers

12RESOLUTION

“THAT the letter received from Derrick Palmateer objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive, be received and referred to Referrals from Public meeting Item 6.3.”

- 5.2 Email from Robert J. Stenner objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive
Referral from Public Meeting Item 6.3 refers

13RESOLUTION

“THAT the email received from Robert J. Stenner objecting to Zoning By-law Amendment Application B-77-975, 615 Sidney Street and 2 Maple Drive, be received and referred to Referrals from Public meeting Item 6.3.”

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 400-420 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-973
APPLICANT/OWNER: CP REIT ON
AGENT: ZELINKA PRIAMO LTD. (ATTN: EDWARD TERRY)

Special Projects Planner’s Report No. PP-2015-02

14

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City’s Zoning By-law Number 10245, as amended for the property identified as 400-420 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law Number 10245, as amended, be amended by rezoning the subject parcel from ‘C5-10 – Non-Retail Commercial’ and ‘C3 – Highway Commercial’ to a special C3 zone to accommodate a new retail building with approximately 566 sq. m. of floor area, and to retain the following permitted uses from the C5-10 zone: medical clinic and veterinary hospital.”

- 6.2 **PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW NUMBER 3014, AS AMENDED – PARTS 1 AND 2, PLAN 21R-24323, PART OF LOT 26, CONCESSION BROKEN FRONT AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND BROKEN FRONT, TOWNSHIP OF THURLOW, NOW IN THE CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-974
APPLICANT/AGENT: CITY OF BELLEVILLE
OWNER: RAY & JEAN O’NEILL AND CITY OF BELLEVILLE
-

Manager of Policy Planning’s Report No. PP-2015-03

35

RESOLUTION

“THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-law Number 3014, as amended, for the property identified as Parts 1 and 2, Plan 21R-24323, Part of Lot 26, Concession Broken Front and Part of the Road Allowance between Concessions 1 and Broken Front, Township of Thurlow, now in the City of Belleville, County of Hastings, be APPROVED as follows:

1. That Schedule 'A' – Land Use Plan of the Official Plan be amended by redesignating the subject lands from 'Rural Land Use' to 'Community Facility'; and
2. That Zoning By-law Number 3014, as amended, be amended by rezoning the subject lands from 'PA – Prime Agriculture' to 'CF – Community Facility' to permit the construction of a fire hall."

6.3 **PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED – 615 SIDNEY STREET AND 2 MAPLE DRIVE, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-975
APPLICANT/OWNER: BEAUTY WORKS DAY SPA, C/O RHONDA BARRIAGE
AGENT: IDC DESIGN, C/O MICHAEL EFFLER

Manager of Policy Planning's Report No. PP-2015-04
 Correspondence Items 5.1 and 5.2 refer

39

RESOLUTION

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-law Number 10245, as amended, for 615 Sidney Street and 2 Maple Drive, City of Belleville, County of Hastings, be **APPROVED** as follows:

THAT Zoning By-law Number 10245, as amended, be amended by modifying the provisions of the 'C1-4 – Local Commercial' zone to permit an approximate 220 square metre expansion for 615 Sidney Street and to rezone 2 Maple Drive from 'R2 – Residential Second Density' to a special R2 zone to allow the existing dwelling to be used as part of the beauty salon business."

7. REPORTS

8. INFORMATION MATTERS

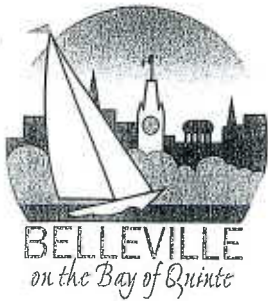
**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to January 20, 2015

46

9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



City of Belleville

Engineering & Development Services Department
169 Front Street
Tel: 613-968-6481
Fax: 613-967-3262

File No.: B-77-973

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, JANUARY 20, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The property is zoned "C5-10 – Non-Retail Commercial" and "C3 – Highway Commercial", and presently contains a food store. The applicant requests that the whole parcel be placed in the same "C3 – Highway Commercial" zone with special provisions attached in order to permit the C5-10 zoned portion to accommodate a new retail building with approximately 566 sq. m. of floor area.

The property is described as Lots 4 & 5, Registered Plan No. 65, and is municipally known as 400 & 420 Dundas Street East, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Commercial Land Use" in the City's Official Plan. Commercial Uses are permitted in this designation subject to satisfying various policies in the Plan.

ZONING BY-LAW:

The subject land is zoned "C5-10 – Non-Retail Commercial" and "C3 – Highway Commercial" in Zoning By-Law Number 10245, as amended. The applicant is requesting a change in zoning to a special "C3 – Highway Commercial" zone in order to permit a new retail building on the property, and to place the entire site in the same zone classification. The special provisions requested propose a minimum front yard setback of 2.5 m. for the proposed retail building, and required off-street parking of one (1) space for every 24 sq. m. of floor area versus the By-Law's minimum of one (1) space for every 18.5 sq. m. to accommodate both the existing seasonal garden centre and the proposed additional retail use. In addition, the current C5-10 zoned area permits, among other things, a Medical Clinic and Veterinary Hospital. The applicant requests that these two (2) uses continue to be permitted in the amended zoning.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

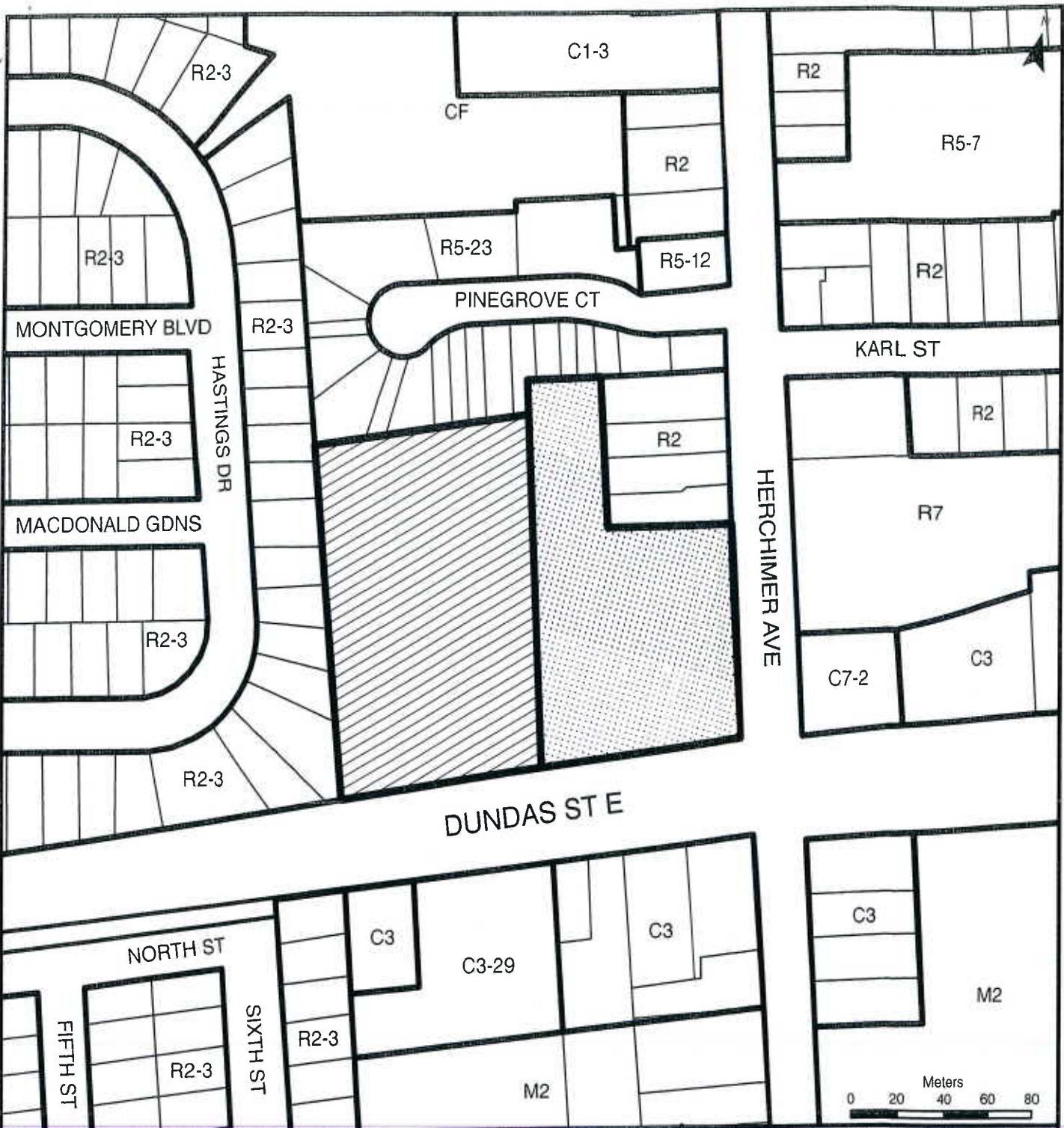
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Engineering & Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262, TTY: 613-967-3768).

As per the requirements of the Planning Act, this application is confirmed to be complete.


Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 31st day of December, 2014



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 400-420 DUNDAS ST. E.

 PROPOSED ZONING CHANGE FROM C3 (HIGHWAY COMMERCIAL) TO C3 WITH SPECIAL PROVISIONS

 PROPOSED ZONING CHANGE FROM C5-10 (NON-RETAIL COMMERCIAL) WITH SPECIAL PROVISIONS TO C3 (HIGHWAY COMMERCIAL) WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

STATISTICS

TOTAL SITE AREA	2.53 ACRES	1.236 I.A.
RETAIL A AREA	45,428 S.F.	4,488 S.M.
FUTURE EXPANSION (N.C.)	15,000 S.F.	1,468 S.M.
RETAIL B AREA	15,000 S.F.	1,468 S.M.
RETAIL B BUILDING HEIGHT	33'-7"	
TOTAL RETAIL AREA	60,428 S.F.	5,956 S.M.
PARKING PROVIDED	371 CARS	371 CARS
PUBLIC GARDEN CENTRE	478 / 1,080 S.F.	511 / 100 S.M.
PARKING PROVIDED (INC. GARDEN CENTRE)	307 CARS	307 CARS
COVERAGE	4.02 / 100 S.F.	4.32 / 100 S.M.
		22.20%

PRELIMINARY
 TURNER FLEISCHER
 www.turnerfleischer.com

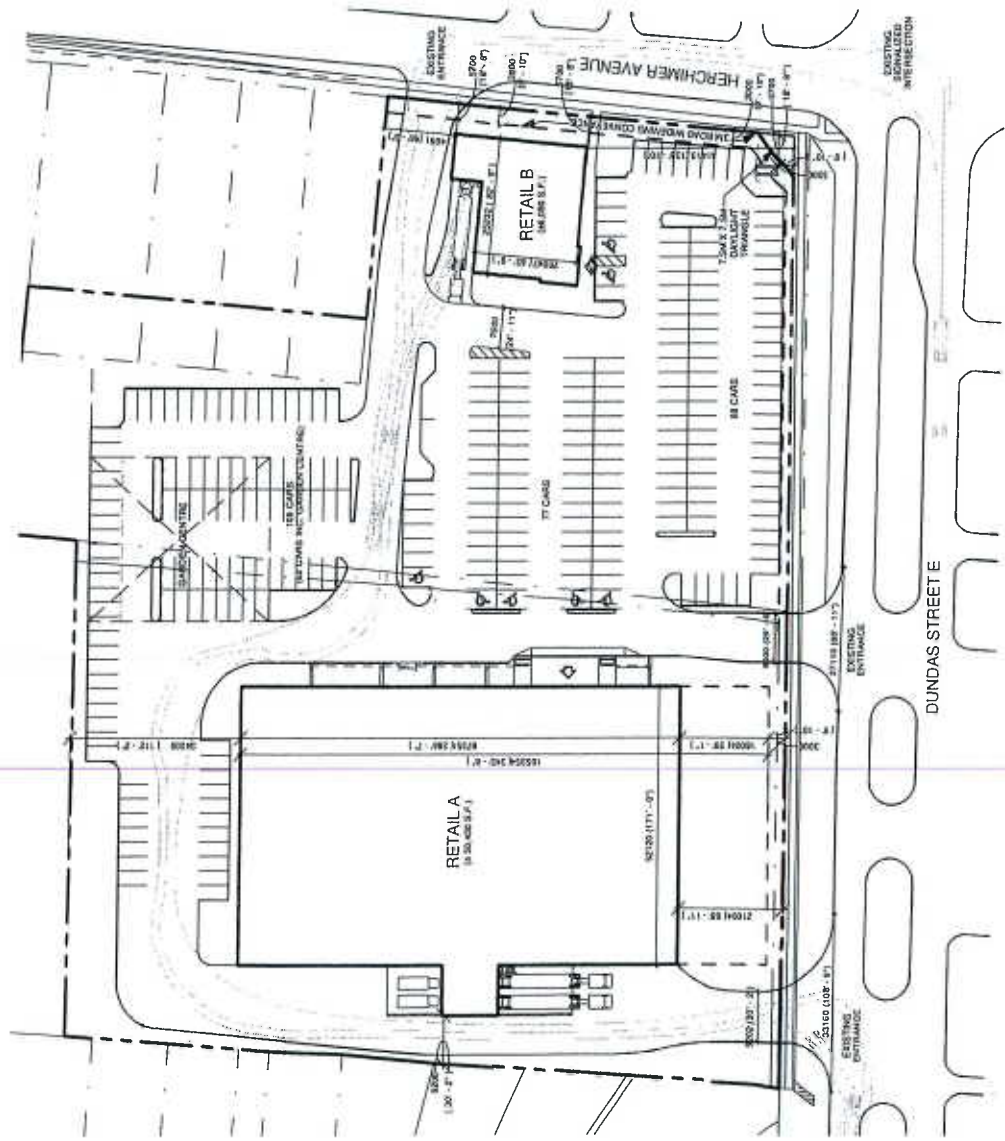
RECEIVED
 PLANNING SECTION
 B-77-973
 NOV 14 2014

A.M.	ACTION	INFO
N.T.		
G.P.		
J.B.		

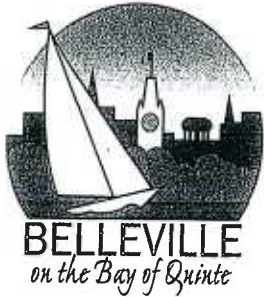


400 DUNDAS ST. E
 BELLVILLE, ON
 CONCEPT SITE PLAN

SCALE = 1" = 100'
Choice Properties
 NOVEMBER 12, 2014
 927509 4113



TURNER FLEISCHER
 www.turnerfleischer.com



City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-974

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, JANUARY 20, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider amendments to the Official Plan and Zoning By-Law Number 3014, as amended. The purpose of the application is to permit a vacant parcel of land located approximately 300 metres east of Mitchell Road to be developed for a fire hall. The lot area of the parcel comprises approximately 7,362 square metres.

To permit the fire hall, the Applicant has requested an Official Plan designation change from "Rural Land Use" to "Community Facility" and a rezoning from "PA – Prime Agriculture" to "CF – Community Facility".

The land is described as Parts 1 and 2, Plan 21R-24323, Part of Lot 26, Broken Front Concession and Part of the Road Allowance between Concession 1 and Broken Front Concession, Geographic Township of Thurlow, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The land is designated "Rural Land Use" in the Official Plan and the Applicant has requested a re-designation to "Community Facility" to permit the construction of a fire hall.

ZONING BY-LAW:

The subject land is zoned "PA – Prime Agriculture" and the Applicant requests a "CF – Community Facility" zone to permit the construction of a fire hall.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

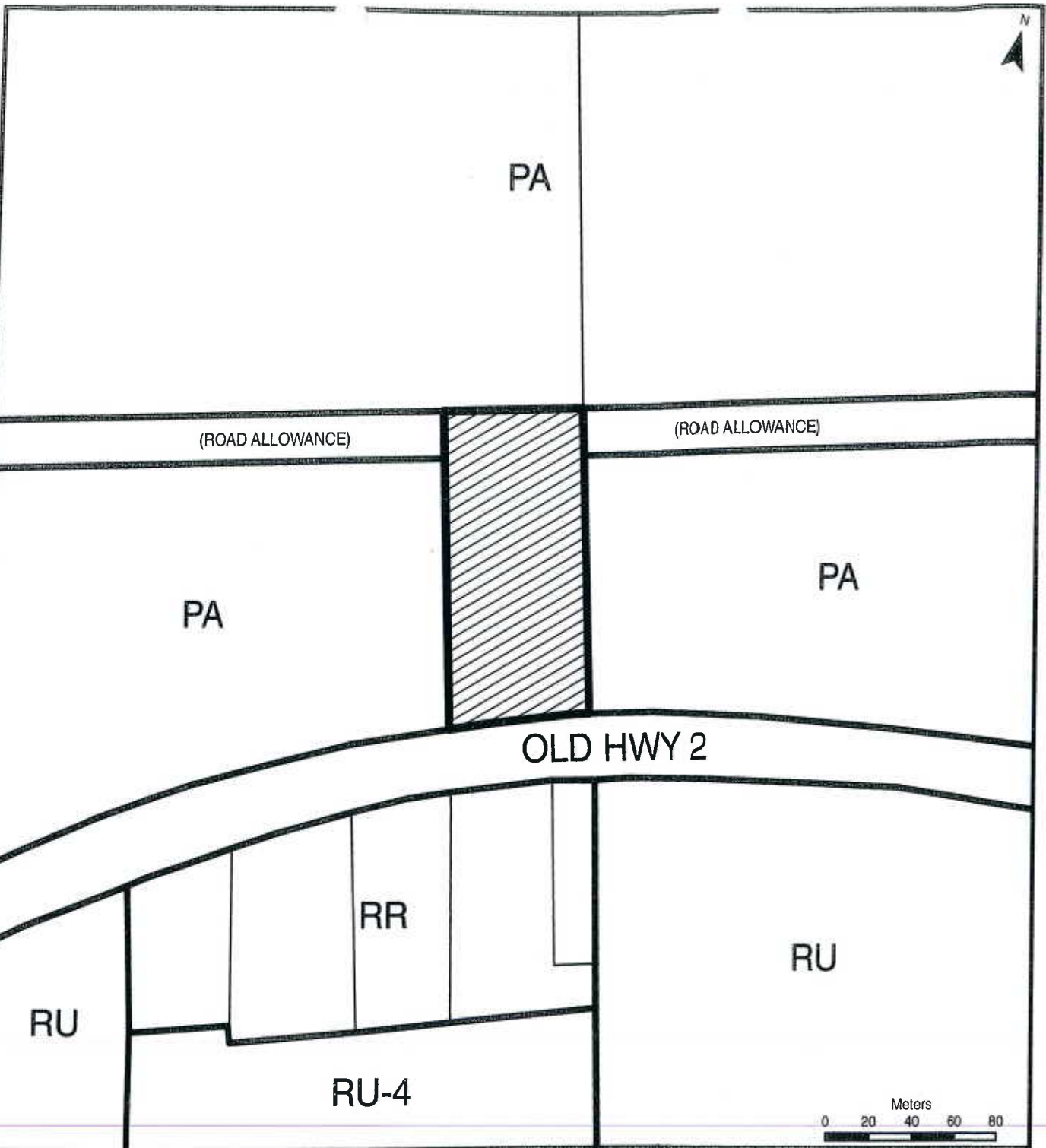
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the proposed official plan amendment is adopted or the zoning by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 31st day of December, 2014




PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

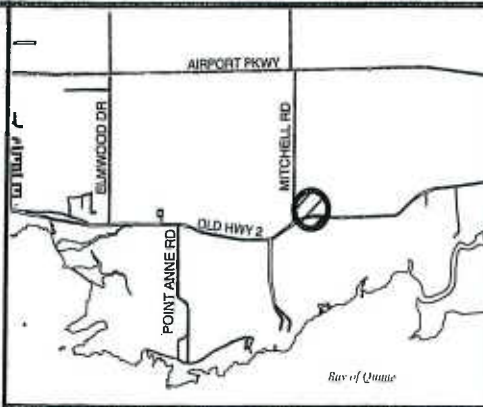
LOCATION: CON 1 AND BFC PT LOT 26 PT;
21R4323 PARTS 1 & 2

OFFICIAL PLAN AMENDMENT:

 PROPOSED DESIGNATION CHANGE FROM RURAL LAND USE TO COMMUNITY FACILITY

ZONING BY-LAW AMENDMENT:

 PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO CF (COMMUNITY FACILITY)



RECEIVED
PLANNING SECTION

B-77-974

DEC - 1 2014

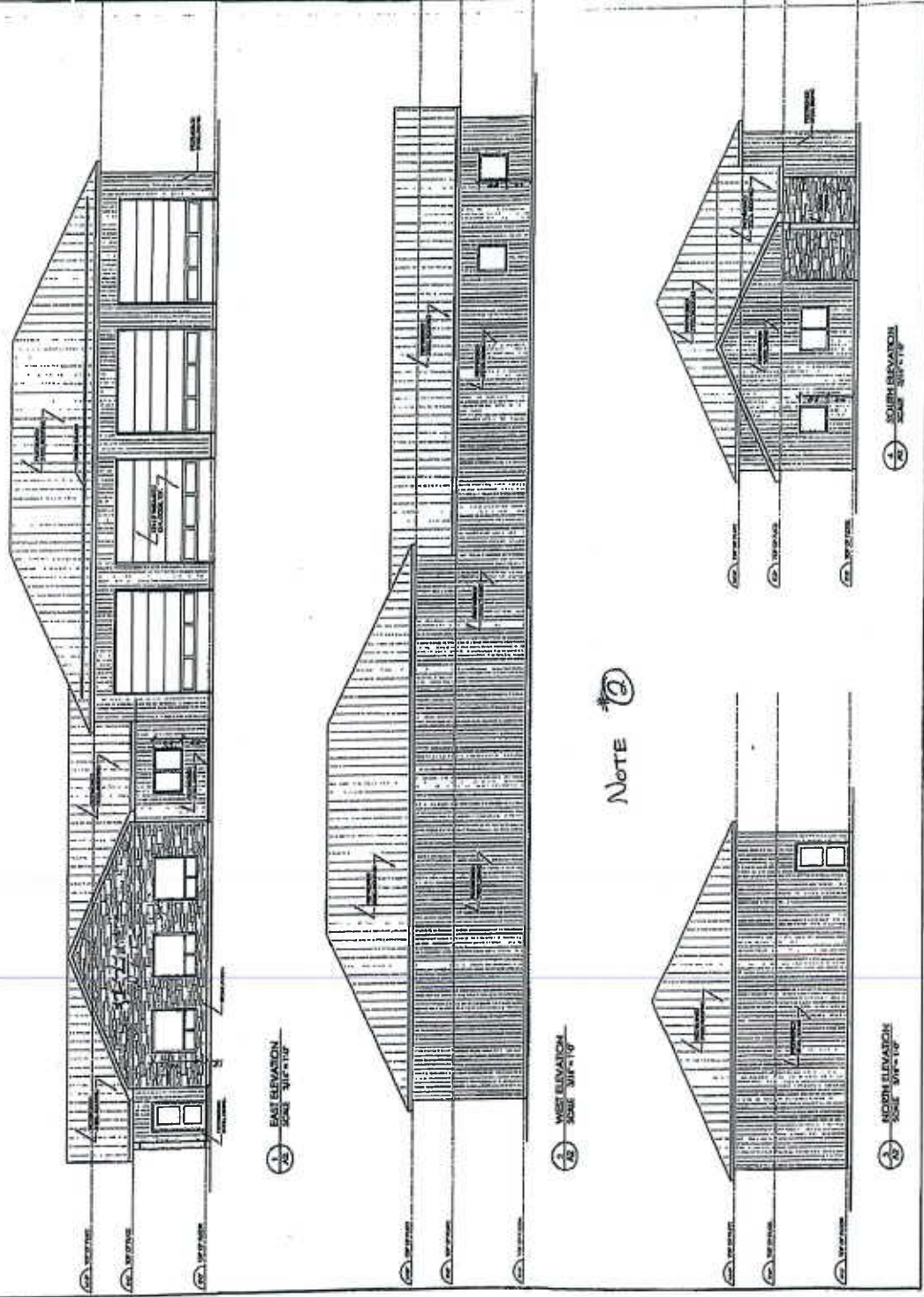
A.M.	ACTION	INFO
N.T.		
G.P.		
J.B.		

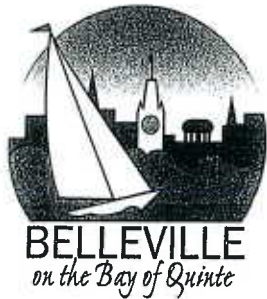
imperial

② - Drawings are subject to change due to structural requirements.

WEMPS & SMITH
Consultants Ltd.
1400 Southview Road
Richmond, BC V6X 1Y7
Phone: (604) 273-4444
Fax: (604) 273-4444
Email: info@wempsandsmith.com

ELEVATIONS	
Project No.	200708
Sheet No.	A2
Scale	D





City of Belleville

Engineering & Development Services Department

169 Front Street

Tel: 613-968-6481

Fax: 613-967-3262

File No.: B-77-975

**PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, JANUARY 20, 2015
AT 5:30 P.M.**

A Public Meeting will be held to consider an amendment to Zoning By-Law Number 10245, as amended. The application pertains to both a beauty salon that is located at 615 Sidney Street and a residential dwelling located at 2 Maple Drive. 615 Sidney Street is zoned "C1-4 – Local Commercial" and the applicant requests a modification to the C1-4 zone to permit an approximate 220 square metre expansion to the rear of the building, as well as to allow a minimum interior north side yard of four (4) metres for the proposed addition. 2 Maple Drive is zoned "R2 – Residential Second Density" and the applicant requests a special "R2" zone to allow the existing dwelling to be internally converted and used as part of the beauty salon business.

The lands are described municipally as 615 Sidney Street and 2 Maple Drive, City of Belleville, County of Hastings.

OFFICIAL PLAN:

The lands are designated "Residential Land Use" in the Official Plan. The Plan permits the extension or enlargement of non-conforming uses subject to satisfying certain policies.

ZONING BY-LAW:

The subject lands are zoned "C1-4 – Local Commercial" and "R2 – Residential Second Density" in Zoning By-Law Number 10245, as amended. The applicant requests an amendment to the C1-4 zone to allow the existing beauty salon located at 615 Sidney Street to be expanded to the rear subject to a minimum four (4) metre interior side yard for the proposed addition. The applicant also requests a special R2 zone to permit the existing dwelling located at 2 Maple Drive to be internally converted and used as part of the beauty salon business.

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, TTY: 613-967-3768, Email: mtmacdonald@city.belleville.on.ca).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Belleville to the Ontario Municipal Board and may not be added as a party to a hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

Additional information is available by contacting or visiting the Planning Section, Development Services Department, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288, Fax: 613-967-3262).

As per the requirements of the Planning Act, this application is confirmed to be complete.



Matt MacDonald, Secretary
Planning Advisory Committee

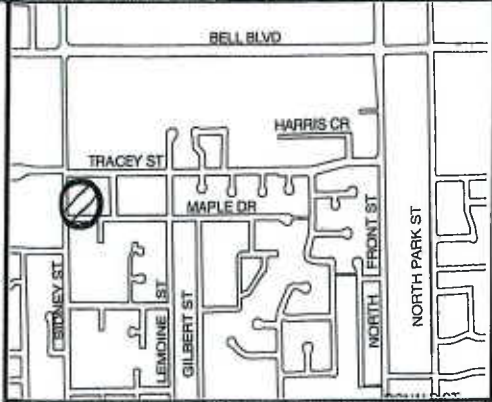
DATED at the City of Belleville this 31st day of December, 2014

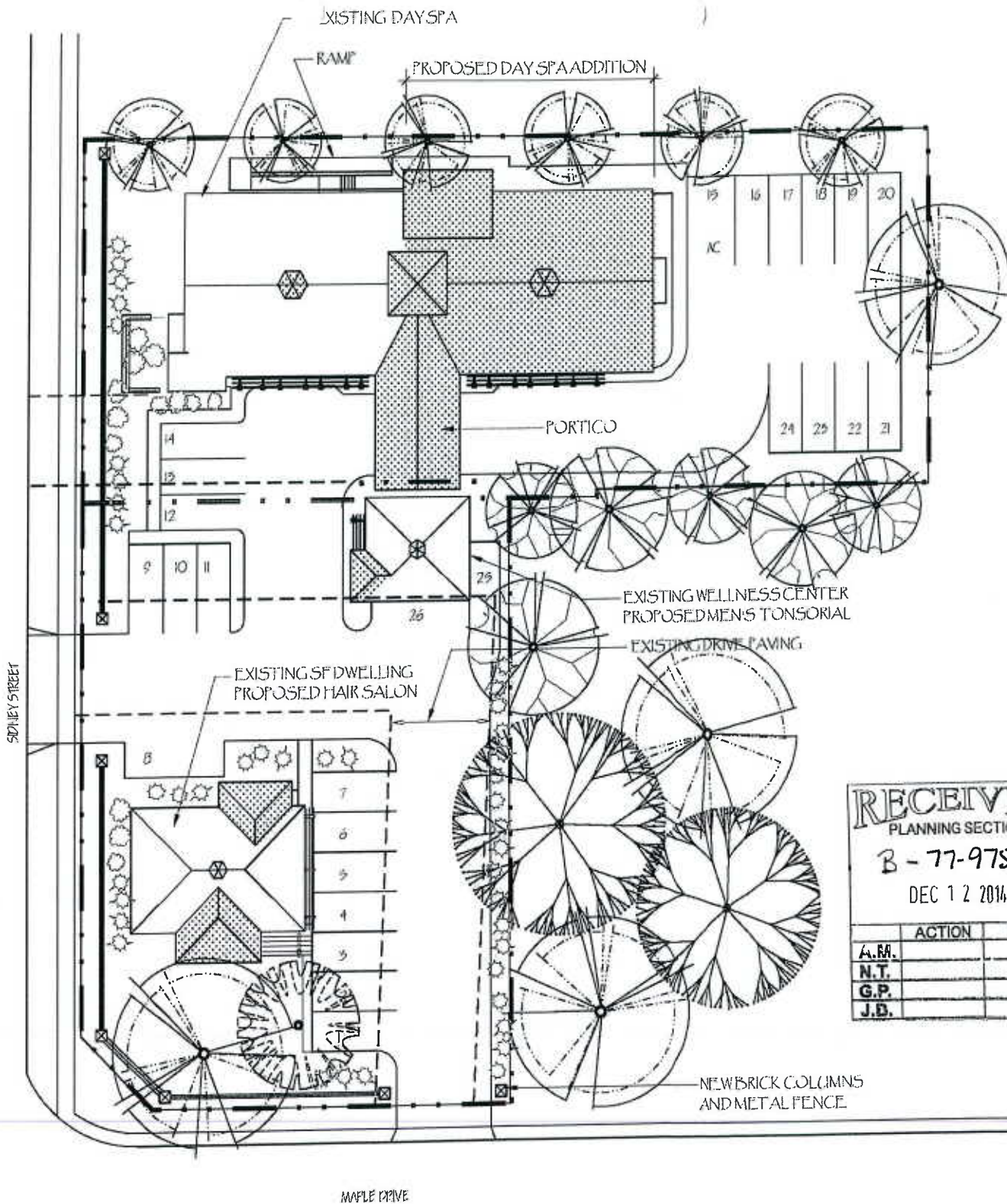


PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 615 SIDNEY ST & 2 MAPLE DR

-  PROPOSED ZONING CHANGE FROM C1-4 (LOCAL COMMERCIAL) ZONE WITH SPECIAL PROVISIONS TO REVISED C1-4 ZONE
-  PROPOSED ZONING CHANGE FROM R2 (RESIDENTIAL SECOND DENSITY) ZONE TO R2 ZONE WITH SPECIAL PROVISIONS





RECEIVED
 PLANNING SECTION
 B-77-975
 DEC 12 2016

	ACTION	INFO
A.R.		
N.T.		
G.P.		
J.B.		

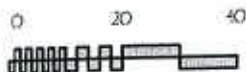


International Design Concepts

PACIFIC NORTHWEST
 PO BOX 1113
 BAINBRIDGE ISLAND WA
 98110

SITE PLAN

SCALE 1" = 30'-0"



PROPOSED DAY SPA RENOVATION

MS RHONDA BARRIAGE
 THE BEAUTY WORKS
 815 SIDNEY STREET
 BELLVILLE OH CANADA



City of Belleville
Engineering & Development Services Department
169 Front Street
Belleville, Ontario
Attn: Mr. Matt MacDonald
Planning Advisory Committee
Re: File No. B-77-975

We strongly object to the proposal for a by-law amendment that involves 2 Maple Drive to become a commercial establishment.

First of all, we bought our home in a residential area, not expecting a commercial establishment directly across the street. We feel this would decrease the value of our home and also, is it the city's intention to let Sidney Street eventually become another North Front Street? If so, the equity we have built up on our residence will decrease significantly.

Our number two objection is the increased traffic on Maple Drive. Our street does not have any sidewalks, and is very narrow. In the winter time with the snow accumulation, pedestrians are forced to walk on the road surface. In the summer if someone has a yard sale, it creates only one-way traffic because the shoulders of the road are very narrow, and this causes considerable traffic congestion. The driveway for 2 Maple Drive is directly across from our residence, and 5 Maple Drive which is directly beside us. When we are approaching Maple drive heading South on Sidney Street, we have to make a left turn onto Maple, and then an immediate right turn into our driveway. Numerous times, we have almost been rear-ended from a car following us and trying to beat traffic proceeding North on Sidney Street. As we make the left turn onto Maple, we have our signal on to make a direct right turn approximately 70-80 feet from Sidney Street into our driveway. Many times, we have had people blow their horns angrily and all we are doing is entering the driveway to our residence. We have a turnaround in our driveway, but do have to proceed with caution when also leaving our driveway. With additional traffic, it will be virtually impossible to pull out of our driveway. Traffic also gets backed up past Maple Drive due to the one-way advanced light at Sidney and Tracey Park Drive, leaving us unable to exit the street. If there are additional cars trying to exit the street from the commercial establishment, it will block us from exiting our driveway. Also another consideration is the pedestrian traffic on Sidney Street crossing Maple. This establishment would create a potential hazard for the pedestrians with increased traffic on Maple Drive. There are also many children that walk home from school on Sidney Street, and cross our street. Another factor to consider is the city buses have changed their route and do not come down our street anymore. Many times, we have seen the disgust of the city transit drivers trying to zig-zag down Maple Drive if someone has parked on the shoulder of the street, or if a large event is being held at Park Dale Community Centre, which causes increased traffic.

We are not trying to be bad neighbours to the present commercial establishment, but we feel we have some very valid points that should be considered before any zoning is changed in our immediate area. You must remember when our house was built, it was in the now "Thurlow Ward", and Sidney Street was not a four lane main artery that it presently is, with the immense traffic which now exists.

I am unable to attend the council meeting because I am working away. Please feel free to contact me, and if this letter is not self-explanatory I will gladly show you our concerns. I would like to be notified of the decision.

Yours Truly,

Derrick Palmateer

613-848-0153

Pallo, Cheryl

From: MacDonald, Matthew
Sent: Thursday, January 15, 2015 7:47 AM
To: Bovay, Rod; MacKay, Art; Hutchison, Spencer
Cc: Throop, Nina; Pallo, Cheryl
Subject: Fw: RE-ZONEING OF HOUSE ON MAPLE DRIVE FROM RESEDENTAL TO COMMERCIAL OBJECTION

Sent from my BlackBerry 10 smartphone on the Bell network.

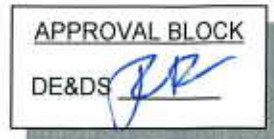
From: robert stenner <bjstenner@yahoo.com>
Sent: Thursday, January 15, 2015 7:45 AM
To: MacDonald, Matthew
Reply To: robert stenner
Subject: RE-ZONEING OF HOUSE ON MAPLE DRIVE FROM RESEDENTAL TO COMMERCIAL OBJECTION

FROM ROBERT J STENNER HOME OWNER AT 5 MAPLE DRIVE DIRECTLY ACROSS FROM DRIVEWAY OF PROPOSED BEAUTY SALON THIS LADY HAS THIS HOUSE RENTED AT THE MOMENT SHE OWNS THE WELLNES CENTRE NEXT TO IT & PARKS SOME OF HER CUSTOMERS CARS IN THE HOUSE DRIVEWAY WE HAVE A HARD TIME GETTING OUT OF OUR OWN DRIVEWAY AS IT IS WITHOUT HER CONVERTING THE RENTAL HOUSE TO A BEAUTY SALON THIS WILL DEVALUE OUR HOUSE A LOT ALONG WITH OUR SAFETY CONCERNS WE STRONGLY OBJECT TO THIS RE-ZONEING IN OUR RESIDENTAL ZONED AREA WE ARE SENIORS IN OUR LATE 70S & this will affect us financially.

We are presently on holiday in the USA & cant be home to oblect to this re-zoneing meeting on Jan,20/15

this e-mail must be presented to the committee as our official objection.

The next door people e-mailed us the information above as they are checking our house daily.
ROBERT J STENNER & BARBARA JOY STENNER 5 MAPLE DRIVE BELLEVILLE ONT. K8P2P7
613-779-8868 [on seasonal disconnect] use e-mail bjstenner@aol.com



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Greg Pinchin, Special Projects Planner
Report No. PP-2015-02
January 20, 2015

To: Chair and Members of the
Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, as Amended –
400-420 Dundas Street East, City of Belleville, County of Hastings
File Number: B-77-973
Applicant/Owner: CP REIT ON
Agent: Zelinka Priamo Ltd. (Attn: Edward Terry)

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, be APPROVED, as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by rezoning the subject parcel from "C5-10 – Non-Retail Commercial" and "C3 – Highway Commercial" to a special C3 zone to accommodate a new retail building with approximately 566 sq. m. of floor area, and to retain the following permitted uses from the C5-10 zone: medical clinic and veterinary hospital."

SUMMARY:

The Applicant requests a rezoning of approximately 2.36 hectares of land at the north-west corner of Dundas Street East and Herchimer Avenue. The subject land is currently zoned "C5-10 – Non-Retail Commercial" and "C3 – Highway Commercial" zone the Applicant requests a change in zoning to a special "C3 – Highway Commercial" zone in order to permit a new retail building on the property.

The land is designated "Commercial Land use" in the "Bayview Mall/Dundas Street East Corridor" under the City's Official Plan.

BACKGROUND:**Purpose and Effect**

The proposed Zoning By-Law amendment applies to a total site area of approximately 2.36 hectares, which presently contains a retail food store and associated parking area. The west half of the site containing the store is zoned "C3 – Highway Commercial", while the east half containing the parking area is zoned "C5-10 – Non-Retail Commercial".

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, so as to place the whole parcel in the same "C3 – Highway Commercial" zone with special provisions to accommodate a new retail building with approximately 566 sq. m. of floor area, and to include the following permitted uses that are already permitted under the current C5-10 zone: medical clinic and veterinary hospital.

The land subject to the proposed amendment is shown on the attached location plan.

Subject Property

- Site Characteristics

The site is located at the northwest corner of Dundas Street East and Herchimer Avenue, and contains a retail food store and associated parking area that has existed since 1995. The subject land is approximately 2.36 hectares in size, has a front lot line of over 80 metres along Herchimer Avenue, and an exterior side lot line of approximately 170 metres along Dundas Street East.

The Applicant advises that the extent of the area proposed for development is approximately 2,925 sq. m., south of the existing driveway onto Herchimer Avenue.

- Adjacent Land Uses

The property is surrounded by residential and commercial uses. To the west are located single detached dwellings on Hastings Drive, while horizontal multiple-attached dwellings on Pinegrove Court are to the north. The northeast part of the property abuts single detached dwellings fronting on Herchimer Avenue. Across Herchimer Avenue are an 11-storey apartment building, and a motor vehicle gasoline bar. There is a mix of residential and commercial on the south side of Dundas Street East.

Official Plan

The land is designated "Commercial Land use" in the "Bayview Mall/Dundas Street East Corridor" under the City's Official Plan. The policies of this designation permit a range of commercial uses subject to satisfying various policies in the Plan. The site is located at the corner of an arterial road (Dundas Street) and a collector road (Herchimer Avenue), and has existing commercial entrances and exits.

Zoning By-Law

The subject land is zoned "C5-10 – Non-Retail Commercial" and "C3 – Highway Commercial" in Zoning By-Law Number 10245, as amended. The Applicant is requesting a change in zoning to a special "C3 – Highway Commercial" zone in order to permit a new retail building on the property, and to place the entire site in the same zone classification. The special provisions requested propose a minimum front yard setback of 2.5 m. for the proposed retail building, and required off-street parking of one (1) space for every 24 sq. m. of floor area versus the By-Law's minimum of one (1) space for every 18.5 sq. m. to accommodate both the existing seasonal garden centre and the proposed additional retail use. In addition, the current C5-10 zoned area permits, among other things, a Medical Clinic and Veterinary Hospital. The Applicant request that these two (2) uses continue to be permitted in the amending zoning.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipelines, Enbridge Pipelines, Trans-Northern Pipelines, Quinte Conservation, and Hastings & Prince Edward Counties Health Unit on December 31, 2014.

Quinte Conservation advises that they have been unable to comment in the time allotted, but hope to provide comments by the meeting.

No other comments or concerns have been received regarding this application.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire and Emergency Services Department, Belleville Police Service, the Engineering & Development Services Department, the Recreation, Culture and Community Services Department, the Environmental & Operational Services Department, and the Manager of Approvals on December 31, 2014.

The Approvals Section advises as follows:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan Process which among other items will include the preparation and implementation of a Stormwater Management Report, the dedication of road widening to the City to the satisfaction of the City."

The Manager of Approvals confirms that development will be subject to Site Plan Review and Approval.

Recreation, Culture and Community Services advises that they have no comment at this time.

No other comments have been received.

- **Public Circulation**

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the affected area on December 31, 2014. Notice was also provided by advertisement in The Intelligencer.

Inquiries were received seeking more detail on the application. These were addressed by both Staff and the Agent for the application.

Planning Analysis

Included with this Report is a submission from the Agent for the application, Zelinka Priamo Ltd. providing additional detail, as well as a parking assessment for the proposal prepared by LEA Consulting Ltd.

The application seeks to permit an additional retail building on the property by proposing a reduced front yard setback and parking requirements, and by placing the entire property in the same C3 zone classification, while retaining two (2) of the permitted uses that are currently allowed in the C5-10 zoning on the east side of the property.

The Applicant seeks to place the property in a single zone classification. The history of separate zoning on each half of the property dates back to previous uses when both halves were separate. At the time of the current development (approximately 20 years ago), retail use on the east side of the property was not contemplated. For the purposes of mapping and interpretation, a single zone on the site is more straightforward. Official Plan policies for lands designated Commercial Land Use in the Bayview Mall/Dundas Street East Corridor (Section 3.9.3 a) support harmonized zoning by encouraging intensification of existing land uses to strengthen the area's role as a focus of employment and retail activity within the region.

A reduced front yard setback of 2.7 metres (after a 3.0 metre road widening) is being sought for the proposed new retail building. This appears to minimize the disruption to existing parking spaces and provide an improved opportunity for pedestrian access to the building from the public sidewalk.

The parking assessment notes that the site currently provides more parking than is required by the Zoning By-Law. The addition of a new retail building will both reduce parking (by covering existing spaces) and increase the demand for parking by virtue of adding commercial floor area. The assessment studied parking demand at the site over three (3) days, added demand from the proposed use, subtracted spaces to be lost from the construction of a new building, and determined that the proposed parking ratio of 1 space per 24 sq. m. of gross floor area would still provide an excess supply of

34 spaces. It should be noted that the amount of parking will also increase in the off-season when the garden centre is not present.

Finally, the C5-10 zone permits several uses that the C3 zone does not. While the Applicant wishes to permit C3 zone uses, such as a retail store, in the interest of future flexibility, they propose to retain medical clinic and veterinary hospital uses that are permitted in the C5-10 zone. Thus, the proposed C3 zone would contain special provisions to permit a medical clinic and a veterinary hospital in addition to the uses already permitted within the C3 zone. These are both commercial uses, and the Official Plan encourages all types of commercial services to be permitted within the area.

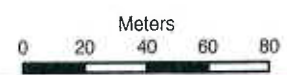
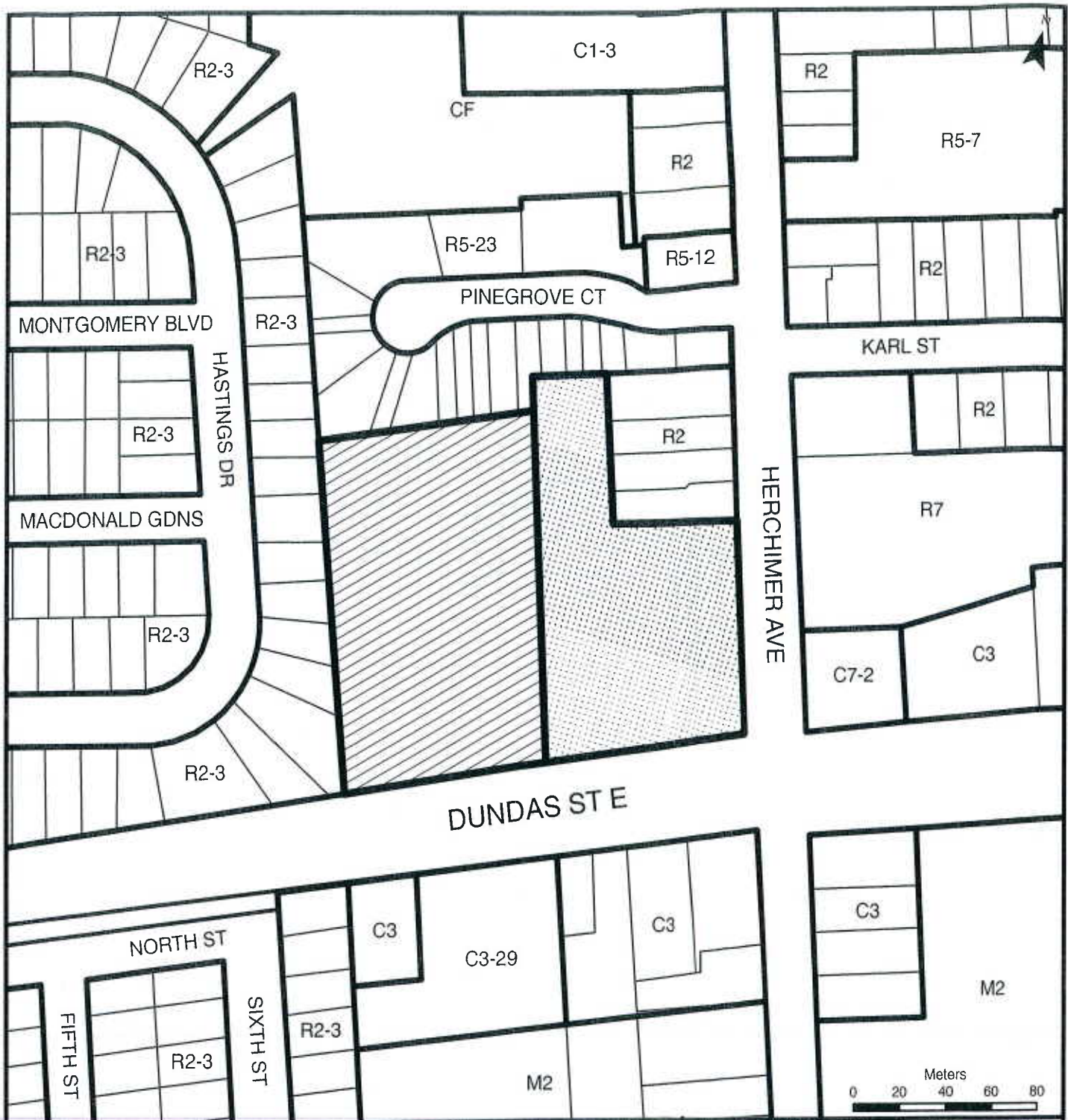
On the basis of the foregoing, this application is recommended for approval.

Respectfully submitted,




Greg Pinchin
Special Projects Planner

atta



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 400-420 DUNDAS ST. E.

 PROPOSED ZONING CHANGE FROM C3 (HIGHWAY COMMERCIAL) TO C3 WITH SPECIAL PROVISIONS

 PROPOSED ZONING CHANGE FROM C5-10 (NON-RETAIL COMMERCIAL) WITH SPECIAL PROVISIONS TO C3 (HIGHWAY COMMERCIAL) WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
 ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT

STATISTICS

TOTAL SITE AREA	1.63 ACRES	42,261 S.F.
RETAIL AREA	15,000 S.F.	14,100 S.F.
PARKING EXPANSION (P.L.C.)	11,000 S.F.	1,000 S.F.
RETAIL B AREA	16,000 S.F.	1,000 S.F.
RETAIL B (INCLUDING HEIGHT)	1,27' - 10"	
TOTAL RETAIL AREA	31,000 S.F.	4,527' S.F.
PARKING PROVIDED	271 CARS	371 CARS
(I.L.C. GARDEN CENTRE)	4.79' / 100 S.F.	5.15' / 100 S.F.
PARKING PROVIDED	207 CARS	207 CARS
(I.R.C. GARDEN CENTRE)	4.02' / 100 S.F.	4.22' / 118 S.F.
COVERAGE	88.2%	

RECEIVED
PLANNING SECTION

B-77-973
NOV 14 2014

A.M.	ACTION	INFO
N.T.		
G.P.		
J.B.		



400 DUNDAS ST. E
BELLVILLE, ON

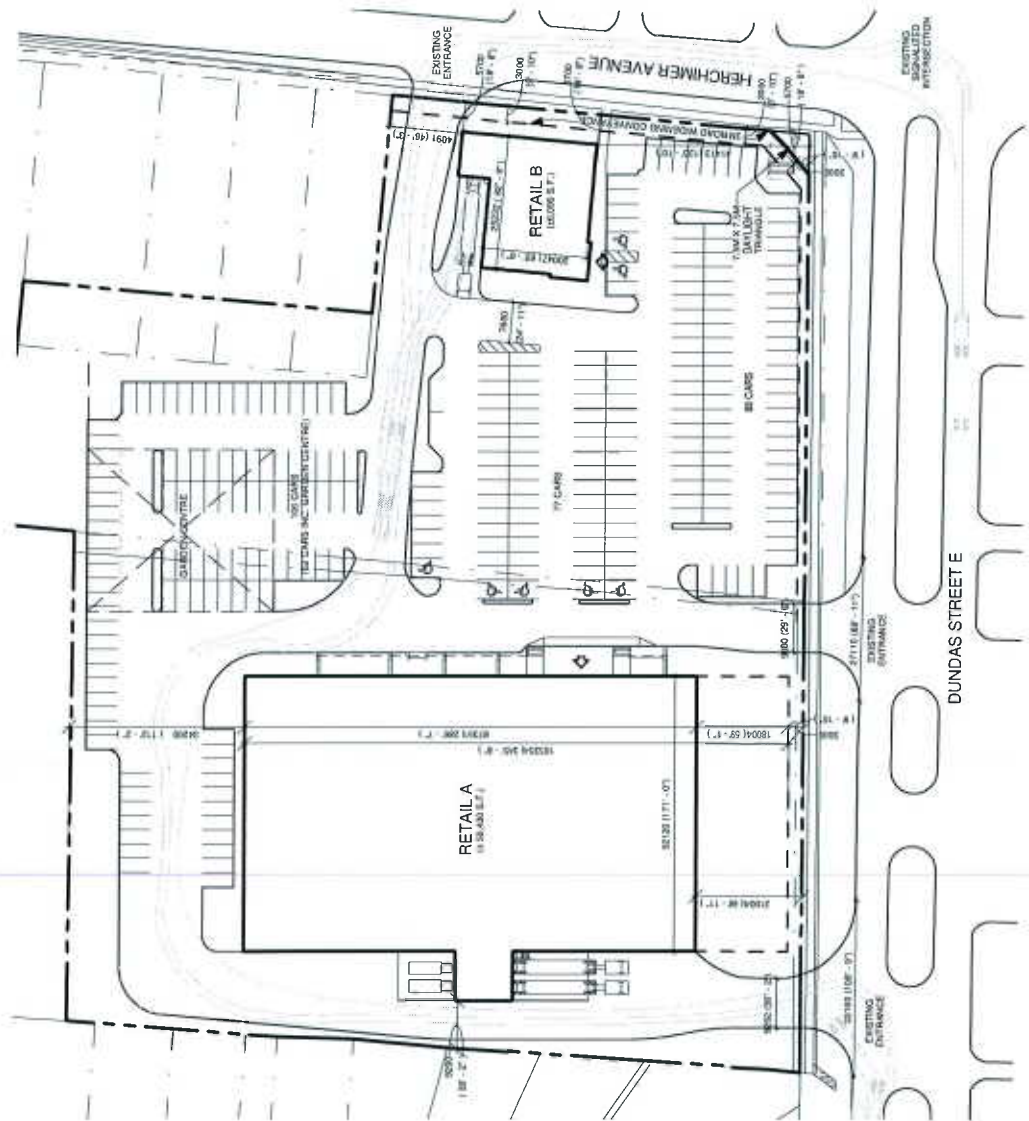
CONCEPT SITE PLAN

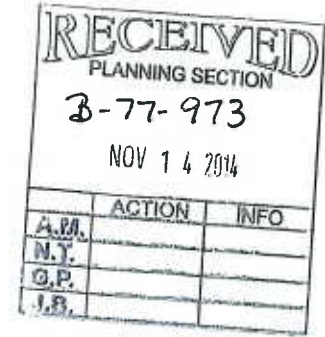


SCALE: 1" = 300'
Choice Properties
NOVEMBER 13, 2014
NO. 7824 4/15

PRELIMINARY

TURNER FLEISCHER
www.turnerfleischer.com





November 14, 2014

Developmental Planning & Approvals Division
 City of Belleville
 169 Front Street
 Belleville, Ontario
 K8N 2Y8

Attention: Mr. Art MacKay, Manager Policy Planning

Dear Mr. MacKay:

**Re: Proposed Retail Store
 Application for Zoning By-law Amendment
 CP REIT ON
 400 & 420 Dundas Street East
 Belleville, Ontario**

Our File: CHO/BEL/14-01

On behalf of CP REIT ON, Zelinka Priamo Ltd. is pleased to submit an application for a Zoning By-law Amendment to accommodate a proposed retail store for lands known municipally as 400 & 420 Dundas Street East, Belleville. Please note that a pre-consultation meeting with Belleville Staff was held on September 24, 2014.

THE SUBJECT LANDS

The subject lands are located at the northwest corner of Dundas Street and Herchimer Avenue. The total site area of the subject lands is approximately 2.36 ha (5.83 ac), however the extent of the proposed development is approximately 2,925 sq m. (31,483 sq. ft.). The subject lands are split into two portions; the east portion of the subject lands, municipally known as 420 Dundas Street East is currently a parking area and is the proposed location for an approximately 566 sq. m (6,090 sq. ft.) new retail store. The west portion of the subject lands, municipally known as 400 Dundas Street East is the location of the existing Your Independent Grocer. The subject lands are serviced by existing infrastructure. Access for the proposed retail store would be from the existing all-turns access on Herchimer Avenue and from the existing right-in/right-out access from Dundas Street.

PLANNING CONTEXT AND JUSTIFICATION

Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) contains policies regarding the provision of sufficient land for commercial uses, and the support of long term economic prosperity. The proposed development is consistent with the PPS as follows:

- The proposed development is cost-effective and minimizes land consumption and will make efficient use of existing infrastructure and services, thereby minimizing servicing costs (Section 1.1.1);

- The lands are of a size and configuration to accommodate the proposed retail store, while the associated jobs will expand the range of employment opportunities in the City of Belleville (Section 1.3.1); and
- The proposed development will help to diversify the local service commercial uses available to residents, while strengthening the economic base of the community and providing further employment opportunities for local residents (Section 1.3.1).

Belleville Official Plan

Under the City of Belleville Official Plan, the entire subject lands are designated Commercial and are specifically identified as part of the Bayview Mall/Dundas Street East Corridor. Uses permitted on lands designated Commercial include motels/hotels, conference facilities, restaurants, retail stores, personal service uses, automotive service uses, business, professional and administrative offices, recreational uses, places of entertainment, private clubs, theatres, community facilities, and all types of commercial services and parking lots. Consequently, the proposed retail store is a permitted use within the Commercial designation.

Based upon our review and confirmation at the pre-consultation meeting, the subject lands are not subject to the Environmental Protection policies of the Plan under Section 3.5.

Belleville Zoning By-law No. 10245, as Amended

The subject lands are split zoned according to the Belleville Zoning By-law No. 10245, as amended, as follows:

- The westerly portion of the subject lands utilized for the Your Independent Grocer is zoned Highway Commercial (C3); and
- The easterly portion of the subject lands currently utilized for parking for the Your Independent Grocer is zoned Non-retail Commercial with site specific Exception 10 (C5-10).

In 1997, a retail store was not contemplated for the easterly portion of the subject lands when they were zoned C5-10 through a site-specific Zoning By-law Amendment to add "Parking Area" to the list of permitted uses. Under Part Q of the Zoning By-law, the permitted uses of the C5-10 zone include: Bank and/or trust company; Bus terminal; Business, professional, administrative and/or government offices, Medical clinic, Veterinary hospital, Transition home and Parking Area (under the site-specific exception). The proposed Retail Store is not currently permitted and consequently, a Zoning By-law Amendment is required.

The westerly portion of the subject lands occupied by the Your Independent Grocer were previously the location of the Queens Motor Hotel. Both properties are now consolidated under the same ownership, however the C3 zone was not carried over to the parking area of the easterly portion of the subject lands. The C3 zone permits a Retail Store, defined as the use of land or the occupancy of a building or structure for the purposes of selling, offering for sale, or renting goods, wares, or merchandise on an item per item basis, directly to the public and includes the storage and warehousing of those goods, wares or merchandise, and without limiting the generality of the foregoing also includes a dress shop, millinery shop, bakery shop and/or tailor's shop, but shall not include an

eating establishment. Other uses added by the C3 zone would include: Assembly hall, Billiard parlour, Bowling alley, Coin-operated laundry, Dog kennel, Drive-in restaurant, Dry-cleaning establishment, Hotel, Motel, Motor vehicle body shop, only if wholly enclosed, Motor vehicle rental agency, Motor vehicle repair garage, Motor vehicle sales room and lot, Recreational vehicle sales and/or service outlet, Service shop, Tavern, Theatre. Currently permitted uses under the C5-10 zone that would be rezoned include: Bus Terminal, Medical Clinic, Veterinary Hospital and Transition Home.

Proposed Zoning

In order to facilitate the proposed development on the subject lands according to the preliminary site concept plan, a Zoning By-law Amendment application is required to rezone the eastern lands from C5-10 (Non-retail Commercial, Exception 10) and the western lands from C3 (Highway Commercial) to a new consolidated site-specific Highway Commercial (C3-X) zone. The C3 zone would permit the proposed use contemplated for the subject lands and is reflective of the existing commercial use on the property.

On a preliminary basis, based upon the preliminary site concept plan the following site specific development standards have been identified as being required:

- Carrying over the following uses from the existing C5-10 zone: Bus Terminal, Medical Clinic, Veterinary Hospital and Transition Home;
- A parking rate of 1 parking space for every 20 sq. m. of floor area when the garden centre is not in operation;
- A parking rate of 1 parking space for every 24 sq. m. of floor area when the garden centre is in operation; and
- A minimum Front Yard Setback of 2.5 m from a required 3 m road widening.

The required site specific development standards are to be confirmed subject to a review of the preliminary Site Concept Plan by Town Staff and through the approvals process.

Parking Study

A Parking Study dated November 12, 2014 was prepared by Lea Consulting for the subject lands as part of the Zoning By-law Amendment application to analyze the potential effect of a parking rate of 1 parking space for every 20 sq. m. of floor area when the garden centre is not in operation and a parking rate of 1 parking space for every 24 sq. m. of floor area when the garden centre is in operation. The Parking Study concludes that the proposed parking supply under the future scenario is sufficient to meet the forecasted parking space demand.

During the site plan approval process, traffic analysis for the proposed commercial development will be coordinated by LEA Consulting Ltd. to address any specific traffic related issues.

Analysis

- The proposed development and Zoning By-law Amendment are consistent with the PPS and conforms to the City of Belleville Official Plan as discussed above;
- The subject lands are of a suitable size for the proposed retail store, and will make efficient use of existing infrastructure and servicing;

- The retail use is compatible with existing and future adjacent uses, including the residential uses to the north;
- The proposed retail store is expected to provide service to the surrounding residential and commercial uses as well as to the travelling public;
- The subject lands front onto Dundas Street and Herchimer Avenue providing suitable access for a retail use;
- The proposed retail store has been designed in such a way as to safely integrate vehicular and pedestrian traffic within the context of the overall existing development; and
- The parking and garbage servicing have been located away from the street edge to avoid interference with the access points into the subject lands.

Conclusions

Given the findings of this planning justification letter and the supporting materials, it can be concluded that the subject lands are well suited for the proposed retail store as follows:

- The proposed Zoning By-law Amendment is consistent with the PPS;
- The proposed Zoning By-law Amendment conforms with the City of Belleville Official Plan and the proposed development is permitted under the current designation;
- The proposed development is compatible with the surrounding land uses;
- The proposed parking supply under the future scenario is sufficient to meet the forecasted parking space demand; and
- All remaining site design matters can readily be addressed through the site plan approval process.

SUBMISSION MATERIALS

As discussed at the pre-consultation meeting on September 24, 2014, please find enclosed the following materials:

- Two (2) completed application forms;
- An authorization letter from CP REIT ON;
- A cheque in the amount of \$2,100.00 made payable to the "City of Belleville", based on the combined ZBA \$1,850.00 and Quinte Conservation \$250.00 fees;
- Two (2) additional copies of the Application Cover Letter;
- One (1) full sized copy of the Concept Site Plan, with twenty-six (26) letter-sized reductions;
- One (1) full sized copy of the Survey, with twenty-six (26) letter-sized reduction; and
- Two (2) copies of Parking Study dated November 12, 2014, prepared by LEA Consulting Ltd.

November 14, 2014

We trust that the enclosed information is satisfactory. If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'E. Terry', with a long horizontal flourish extending to the right.

Edward Terry
Senior Planner

cc. Ms. Kathy Kakish, CP REIT ON



LEA Consulting Ltd.

Consulting Engineers & Planners

Suite 900, 625 Cochrane Drive
 Markham, ON, L3R 9R9
 CANADA

Tel: (905) 470-0015
 Fax: (905) 470-0030
 www.LEA.ca

November 12, 2014

Our Ref.: 9342.200

Kathy Kakish
 Manager, Development
 Choice Properties Real Estate Investment Trust
 1 President's Choice Circle
 Brampton, Ontario
 L6Y 5S5

RECEIVED		
PLANNING SECTION		
3-77-973		
NOV 14 2014		
	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.B.		

Dear: Mrs. Kakish;

Re: Parking Assessment of Your Independent Grocer, City of Belleville

As requested, LEA Consulting Ltd. has assessed the proposed parking conditions at the Your Independent Grocer food store located at 400 Dundas Street East in the City of Belleville (see **Figure 1**). A 566 m² (6,090 ft²) retail store is proposed on the eastern portion of the site. This study reviews the existing parking demand and determines if the proposed parking supply is adequate in support the proposed use, and the inclusion of a seasonal sales area associated with the food store.



Figure 1: Site Location

LEAdership in engineering & planning solutions

The proposed development site plan is shown in **Figure 2**. To accommodate the proposed retail store, 41 parking spaces will be removed. 7 new spaces will be added in the northern section of the site resulting in a net loss of 34 spaces.

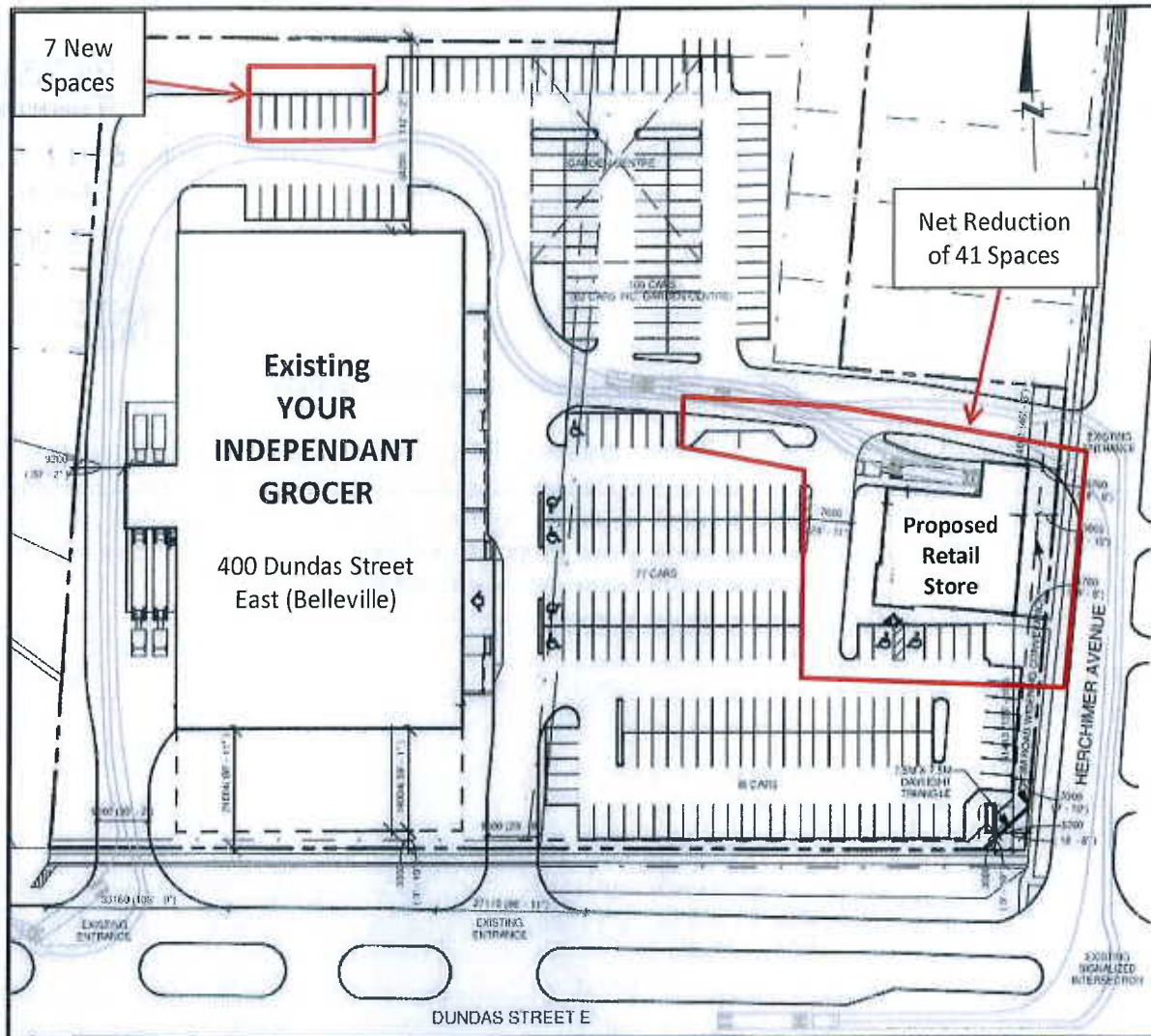


Figure 2: Proposed Future Site Plan

To evaluate the impact associated with proposed retail development in conjunction with the reduced parking provision, LEA conducted existing parking utilization analysis and future parking demand analysis for the subject site.

Existing Site Conditions and Survey Methodology

The Your Independent Grocer has an overall size of 4,664 m² (50,203 ft²) with a supply of 305 parking spaces. This translates into a supply ratio of 6.54/100 m² (6.08/1000 ft²). The following factors were taken into account for determining the actual existing supply during LEA's October 2014 surveys:

- Ten (10) spaces occupied for grocery cart storage; and,
- Nine (9) spaces obstructed by various materials.

The actual supply of parking is found to be **286** spaces. The site is occupied solely by the food store with no other building structures. Therefore, the parking supply ratio is **6.13/100 m² (5.70/1000 ft²)**. **Figure 3** displays the existing site plan.

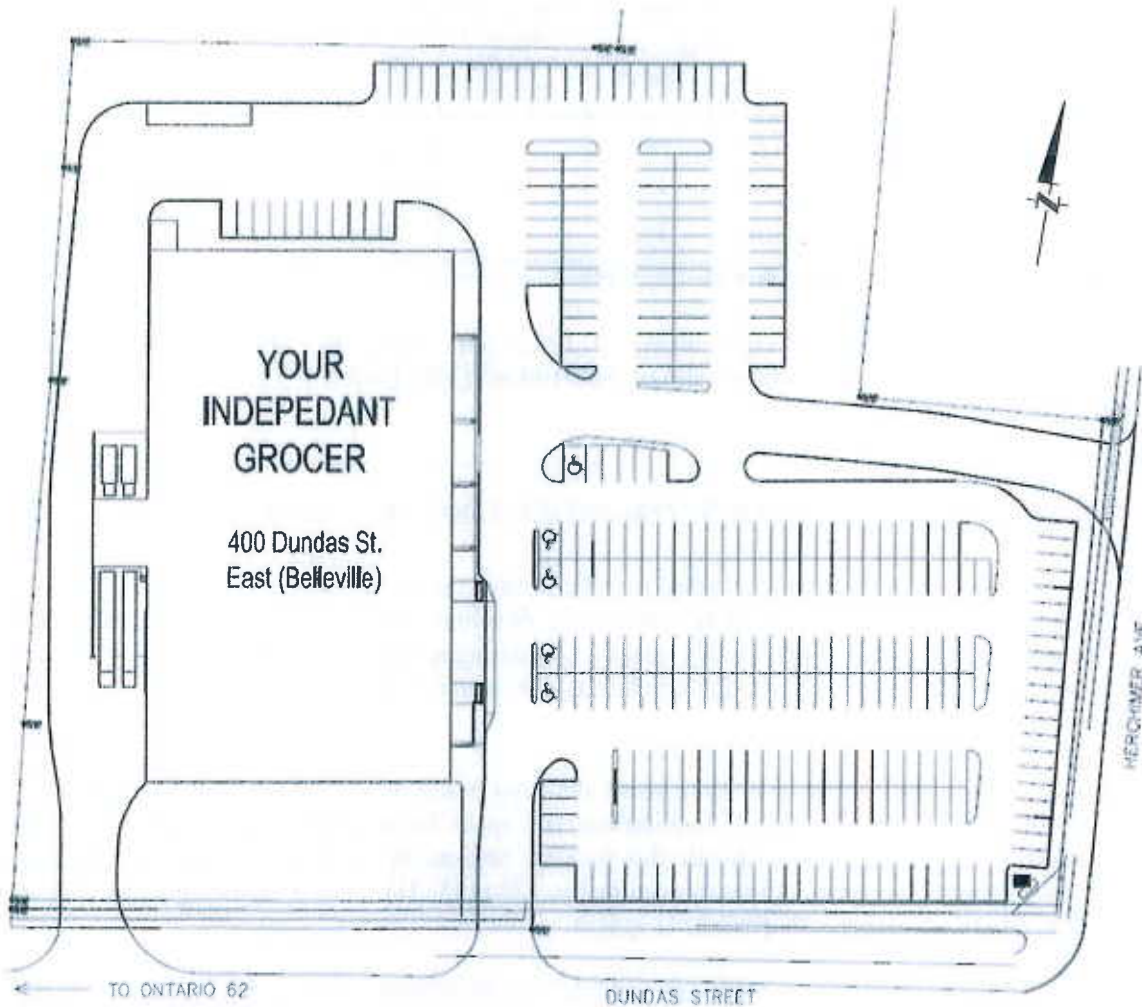


Figure 3: Existing Site Plan

In order to determine the current parking demand ratio, parking utilization surveys were conducted from Thursday October 23, 2014 to Saturday October 25, 2014. A LEA staff member walked the entire parking lot, and using the same route with each survey, recorded all vehicles parked on-site. Survey data was collected at 30 minute intervals starting at 10:00 a.m., and the last survey was conducted starting at 6:00 p.m.

Survey Results

The survey results are summarized in **Exhibit 1**. Daily peak hour demand is summarized in **Table 1** below.

Survey Date	Peak Hour	Occupied Spaces	Number of Available Spaces	Utilization	Demand Ratio	
					Per 100 m ²	Per 1000 ft ²
Thursday October 23	17:00	125	286	43.7%	2.68	2.49
Friday October 24	12:00	135		47.2%	2.89	2.69
Saturday October 25	13:00	143		50.0%	3.07	2.85

Table 1: Peak Parking Demand (October 23 - 25, 2014)

Peak parking demand occurred on Saturday at 12:00 p.m. where 143 spaces were occupied at a utilization rate of 50.0% and a demand ratio of **3.07/100 m² (3.85/1000 ft²)**. This leaves an excess supply of **143 (286-143)** spaces.

Parking Supply Impact Resulting from the Proposed Retail Store and Seasonal Sales Area

The proposed 566 m² (6,090 ft²) retail store is to be located on the eastern portion of the site next to the Herchimer Street access driveway. The retail store development will require a net reduction of 34 parking spaces to an overall supply of 271 spaces. Assuming spaces utilized by the cart storage area and obstructions remains as with the existing conditions, the available parking supply decreases to 252 (271-10-9) spaces.

Future parking demand for the retail store was calculated based on the City of Belleville parking space requirement for retail stores. The base requirement is 1 space for every 18.5 square metres of floor area for a demand of 31 spaces. If we include this parking demand to the observed peak demand from our survey, the anticipated number of spaces occupied is 174 (143+31). With a future supply of 252 spaces, the forecasted excess supply is 77 (252-174) spaces.

This site also features a seasonal sales area which is to be located on the northern section of the site. When operational, the seasonal sales area occupies 44 spaces resulting in an overall parking space supply to 208 (252-44).

Typically, a seasonal sales area will not generate additional trips or parking demand. It will, however, increase the dwell time of the users on the site. In comparison to the available parking supply with the retail store and the seasonal sales area, there will be an excess supply of 34 (208-174) spaces. Consequently, the proposed parking supply under the future scenario is sufficient to meet the forecasted parking space demand.

Conclusions

This letter report was prepared to assess whether the parking supply at the Belleville Your Independent Grocer is adequate to accommodate the future proposed retail store and seasonal sales area operations associated with the food store. The subject site is situated at 400 Dundas Street East or the northwest corner of Herchimer Street and Dundas Street East. The current total ground floor area of the food store is 4,664 m² (50,203 ft²) with a supply of 305 parking spaces for a supply ratio of 6.54/100 m² (6.08/1000 ft²). After accounting for 10 shopping cart storage carols and 9 spaces obstructed by various materials, the actual observed supply is **286** spaces with a supply ratio of **6.13/100 m² (5.70/1000 ft²)**.

Parking demand surveys were from Thursday, October 23 to Saturday October 25, 2014 to determine current parking demand. Peak demand occurred on Saturday, October 25, 2014, at 143 spaces. This represents a 50.0% utilization rate and a corresponding demand ratio of 3.07/100 m² (2.49/1000 ft²). The excess parking supply was found to be 143 spaces.

The proposed 566 m² (6,090 ft²) retail store is to be located on the eastern portion of the site next to the Herchimer Street access driveway. This proposed development plan reduces the available parking supply by 34 spaces for a net supply of 271 spaces. After accounting for the 19 spaces utilized by existing cart storage and the obstructed spaces, the available parking supply decreases to 252.

Future parking demand for the retail store was based on the City of Belleville parking space requirement for retail stores. The by-law requirement is 1 space for every 18.5 square metres of floor area and results in a peak demand for 31 spaces. If included to the observed peak demand, the forecasted future demand is for 174 spaces. With a supply of 252 spaces, there will be an excess supply of 78 spaces.

This site also features a seasonal sales area. When operational, the sales area utilizes 44 spaces and decreases the available supply to 208 spaces. Seasonal sales area will not generate additional trips or parking demand but increases the dwell time of the users on the site. Therefore, the future parking demand remains at 174 spaces. In comparison to the available parking supply with the proposed retail store and the seasonal sales area, there will be an excess supply of 34 spaces. Consequently, the proposed parking supply under the future scenario is sufficient to meet the forecasted parking space demand.

If you have questions regarding this information, I can be reached at 905-470-0015 extension 240.

Yours very truly,

LEA Consulting Ltd.

Anatole V. Kung, B.A.
Senior Transportation Analyst

:avk

Encl: Exhibit 1, Figure 3

Cc: Kenneth Chan, LEA Consulting Ltd.

EXHIBITS



YOUR INDEPENDENT GROCER PARKING DEMAND SURVEY

(Illegally Parked Vehicles Included)

400 Dundas Street East (Herchimer Street and Dundas Street East - Belleville, Ontario)

Size:

Max. Supply Ratio:

Max. Parking Supply:

Max. Demand Ratio:

Max. Parking Demand:

Survey Date(s):

Sq. Metres	Sq. Feet
4,664	50,203
6.13	5.70
286	
3.07	2.49
143	

Thursday - Saturday October 23-25, 2014

Time Beginning	# of Occupied Spaces			% Utilization			# of Occupied Spaces per 100 Sq. metres		
	Thurs.	Fri.	Sat.	Thurs.	Fri.	Sat.	Thurs.	Fri.	Sat.
10:00	64	84	81	22.4%	29.4%	28.3%	1.37	1.80	1.74
10:30	82	96	94	28.7%	33.6%	32.9%	1.76	2.06	2.02
11:00	103	126	99	36.0%	44.1%	34.6%	2.21	2.70	2.12
11:30	92	117	114	32.2%	40.9%	39.9%	1.97	2.51	2.44
12:00	93	135	129	32.5%	47.2%	45.1%	1.99	2.89	2.77
12:30	116	129	134	40.6%	45.1%	46.9%	2.49	2.77	2.87
13:00	111	113	143	38.8%	39.5%	50.0%	2.38	2.42	3.07
13:30	115	120	131	40.2%	42.0%	45.8%	2.47	2.57	2.81
14:00	105	115	132	36.7%	40.2%	46.2%	2.25	2.47	2.83
14:30	93	114	123	32.5%	39.9%	43.0%	1.99	2.44	2.64
15:00	107	122	115	37.4%	42.7%	40.2%	2.29	2.62	2.47
15:30	102	115	116	35.7%	40.2%	40.6%	2.19	2.47	2.49
16:00	105	105	93	36.7%	36.7%	32.5%	2.25	2.25	1.99
16:30	116	105	113	40.6%	36.7%	39.5%	2.49	2.25	2.42
17:00	125	108	86	43.7%	37.8%	30.1%	2.68	2.32	1.84
17:30	85	99	71	29.7%	34.6%	24.8%	1.82	2.12	1.52
18:00	60	62	57	21.0%	21.7%	19.9%	1.29	1.33	1.22

Note: Peak Demand Intervals are shown in bold and italic font.

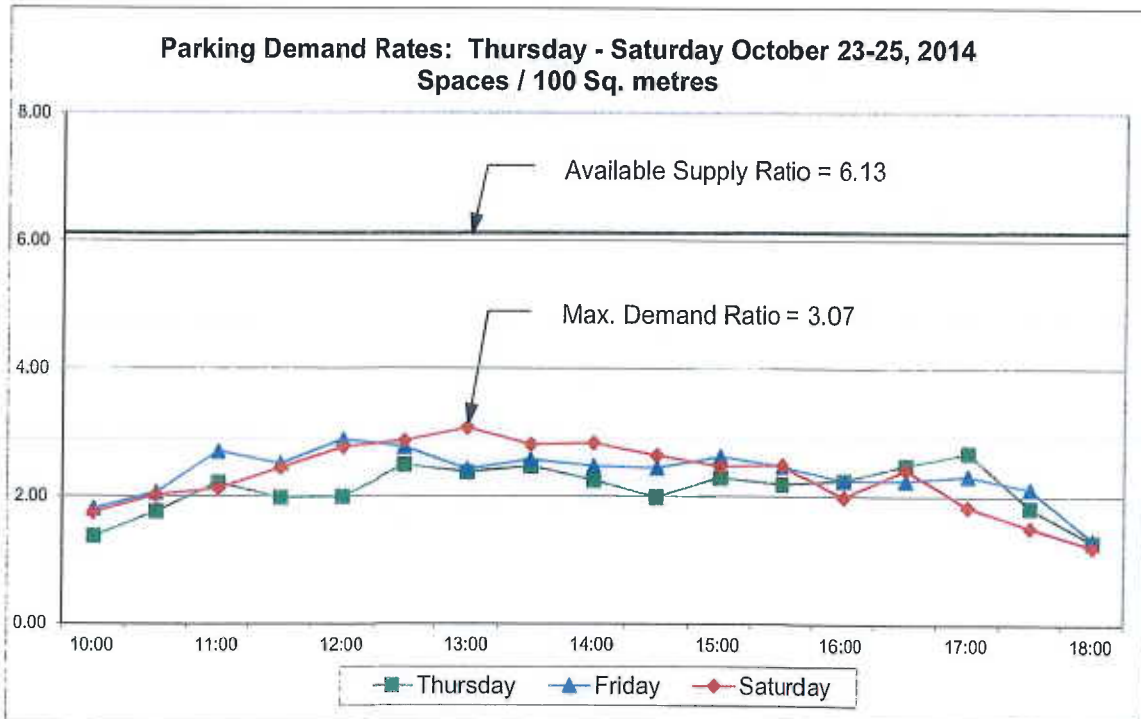


Exhibit 1



FIGURES





YOUR INDEPENDANT GROCER PARKING DEMAND SURVEY

400 Dundas Street East, Belleville, Ontario

Date: Saturday October 25, 2014 Peak Hour: 13:00

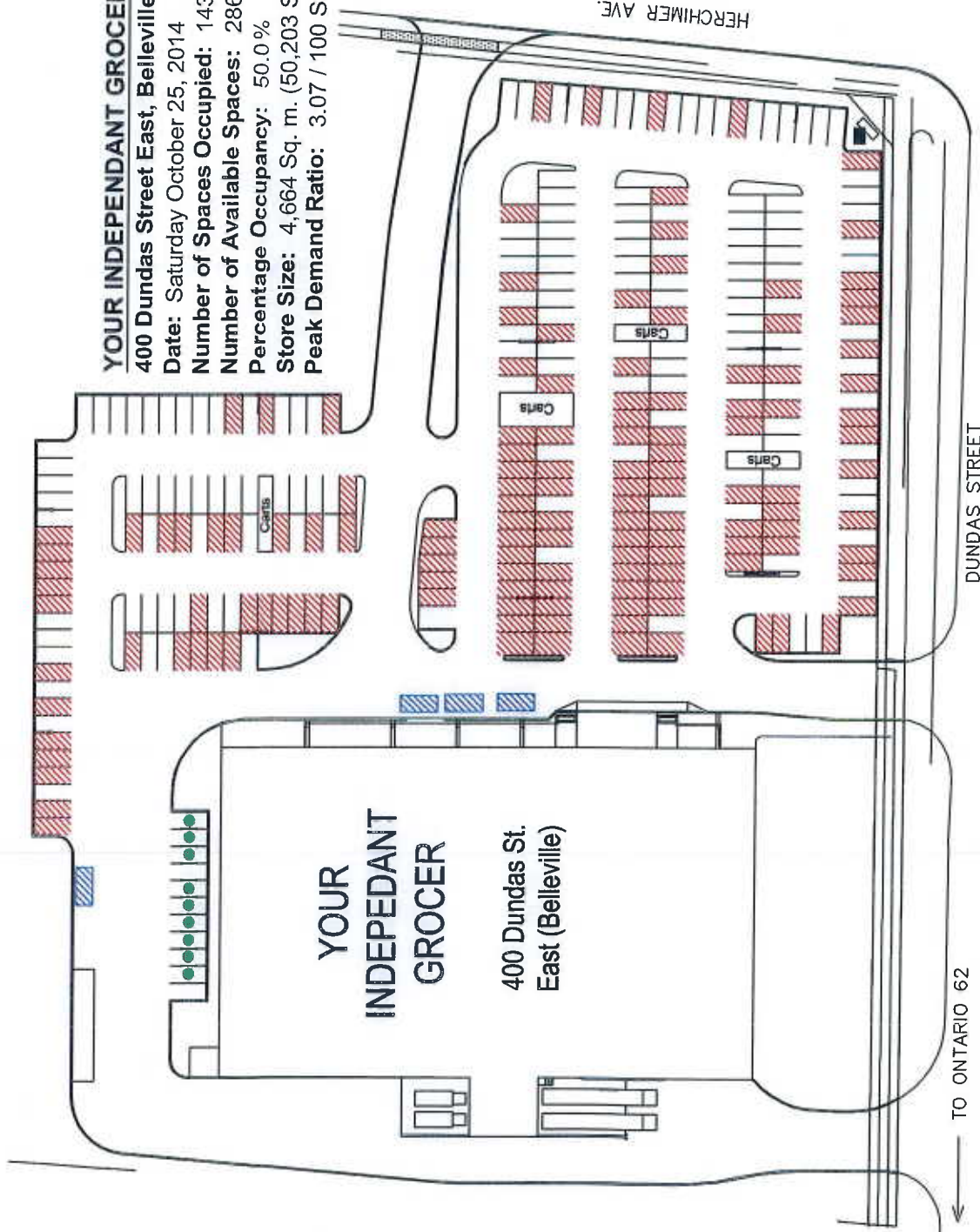
Number of Spaces Occupied: 143

Number of Available Spaces: 286

Percentage Occupancy: 50.0%

Store Size: 4,664 Sq. m. (50,203 Sq. Ft.)

Peak Demand Ratio: 3.07 / 100 Sq. m. (2.49 / 1000 Sq. Ft.)

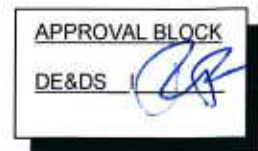


LEGEND

	Cart Storage
	Obstructed Space
	Occupied Space
	Illegally Parked

Figure 3





CITY OF BELLEVILLE
DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-03
January 20, 2015

To: Chair and Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendments to the Official Plan and Zoning By-Law Number 3014, As Amended – Parts 1 and 2, Plan 21R-24323, Part of Lot 26, Concession Broken Front and Part of the Road Allowance between Concessions 1 and Broken Front, Township of Thurlow, Now in the City of Belleville, County of Hastings
File Number: B-77-974
Applicant/Agent: CITY OF BELLEVILLE
Owner: RAY & JEAN O'NEILL and THE CITY OF BELLEVILLE

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the Official Plan and Zoning By-Law Number 3014, as amended, for the property identified as Parts 1 and 2, Plan 21R-24323, Part of Lot 26, Concession Broken Front and Part of the Road Allowance between Concessions 1 and Broken Front, Township of Thurlow, Now in the City of Belleville, County of Hastings, be APPROVED as follows:

1. That Schedule 'A' – Land Use Plan of the Official Plan be amended by redesignating the subject lands from 'Rural Land Use' to 'Community Facility'; and
2. That Zoning By-Law Number 3014, as amended, be amended by rezoning the subject lands from 'PA – Prime Agriculture' to 'CF – Community Facility' to permit the construction of a fire hall."

SUMMARY:

The City of Belleville has requested Official Plan and Zoning amendments for approximately 7,362 square metres of vacant land located on the north side of Old Highway # 2, approximately 300 metres east of Mitchell Road. The land is designated "Rural Land Use" in the Official Plan and zoned "PA – Prime Agriculture" in the Zoning

By-Law. The City requests the amendments to allow the parcel to be developed with a fire hall.

Planning Staff are satisfied that the land use change is supportable and therefore, it would be appropriate to approve the Official Plan and Zoning By-Law amendments.

BACKGROUND:

Purpose and Effect

The Official Plan and Zoning By-Law amendments apply to a vacant parcel of land comprising approximately 0.7 hectares of area.

The purpose of the application is to amend the Official Plan and Zoning By-Law Number 10245, as amended, to permit the parcel to be developed with a fire hall.

The land subject to the proposed amendments is shown on the attached location plan.

Subject Property

- Site Characteristics

The site comprises vacant land.

- Adjacent Land Uses

The subject lands are located on the north side of Old Highway # 2, east of Mitchell Road. A mix of rural residential and agricultural uses characterizes the adjacent land uses.

Official Plan

The property is designated "Rural Land Use" in the City's Official Plan. A redesignation to "Community Facility" is requested to permit the construction of a fire hall.

Zoning By-Law

The subject land is zoned "PA – Prime Agriculture" and the City requests a "CF - Community Facility" zone to permit the construction of a fire hall.

The minimum lot area for the CF zone is 4,000 square metres and the subject parcel would comply with this minimum requirement.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on December 31, 2014.

To date, no comments or concerns have been received.

- Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Engineering and Development Services Department, the Environmental and Operational Services Department, the Recreation, Culture and Community Services Department and the Manager of Approvals on December 31, 2014.

The Approvals Section advise as follows:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan Process which among other items will include the preparation and implementation of a Stormwater Management Report to the satisfaction of the City."

- Public Circulation

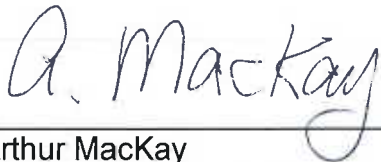
Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on December 31, 2014. Notice was also provided in The Intelligencer.

No comments or concerns have been received regarding this application.

Planning Analysis

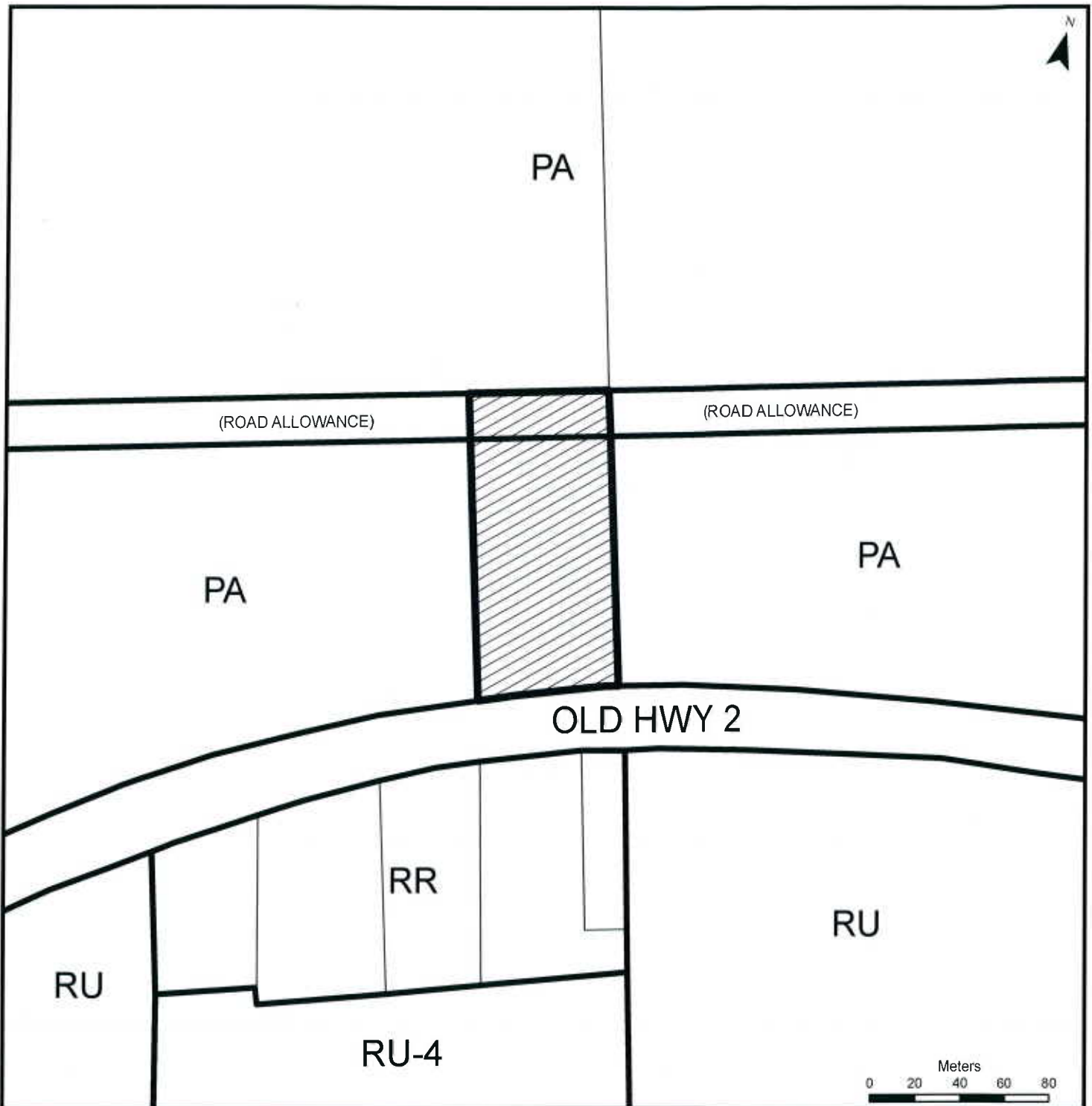
As described, the Applicant has made Official Plan and Zoning By-Law applications to permit the property to be utilized for a new City Fire Hall which will be replacing the Fire Hall located in Point Anne. The requested location fronts on an arterial road (Old Highway # 2) which will serve to enhance and improve fire safety in this section of the City.

On the basis of the foregoing, the application is recommended for approval.



Arthur MacKay
Manager of Policy Planning

atta




PROPOSED OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

LOCATION: CON 1 AND BFC PT LOT 26 PT;
21R4323 PARTS 1 & 2

OFFICIAL PLAN AMENDMENT:

 PROPOSED DESIGNATION CHANGE FROM RURAL LAND USE TO COMMUNITY FACILITY

ZONING BY-LAW AMENDMENT:

 PROPOSED ZONING CHANGE FROM PA (PRIME AGRICULTURE) TO CF (COMMUNITY FACILITY)



CITY OF BELLEVILLE

ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



APPROVAL BLOCK
DE&DS _____

CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
Arthur MacKay, Manager of Policy Planning
Report No. PP-2015-04
January 20, 2015

To: Chair and Members of the Belleville Planning Advisory Committee

Subject: Proposed Amendment to Zoning By-Law Number 10245, As Amended – 615 Sidney Street and 2 Maple Drive, City of Belleville, County of Hastings
File Number: B-77-975
Applicant/Owner: BEAUTY WORKS DAY SPA, c/o RHONDA BARRIAGE
Agent: IDC DESIGN, c/o MICHAEL EFFLER

Recommendation:

"THAT the Belleville Planning Advisory Committee recommends to the Council of The Corporation of the City of Belleville that the application to amend the City's Zoning By-Law Number 10245, as amended, for 615 Sidney Street and 2 Maple Drive, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law Number 10245, as amended, be amended by modifying the provisions of the 'C1-4 – Local Commercial' zone to permit an approximate 220 square metre expansion for 615 Sidney Street and to rezone 2 Maple Drive from 'R2 – Residential Second Density' to a special R2 zone to allow the existing dwelling to be used as part of the beauty salon business."

SUMMARY:

The application pertains to a one (1) storey commercial building (615 Sidney Street) and an adjacent residential dwelling (2 Maple Drive). The commercial building is operated as a beauty salon and the Applicant wishes to build an approximate 220 square metre addition to the rear. The land is zoned "C1-4 – Local Commercial" and a modification to the zone to permit the expansion. In 1990 the Committee of Adjustment (File # A 90/90) granted a four (4) metre north interior yard for the existing building. If this application is approved, the Applicant has requested a continuation of the four (4) metre yard to accommodate the proposed addition.

For the dwelling on the adjacent property located at 2 Maple Drive the Applicant requests permission to allow internal renovations to accommodate its use as part of the beauty salon business. This parcel is zoned "R2 – Residential Second Density" and the Applicant requests a special R2 zone to permit the change in use.

The land is designated "Residential Land Use" in the Official Plan. The policies of the Plan permit extensions or enlargements to non-conforming uses without amending the Plan, subject to satisfying certain policies.

Planning Staff are satisfied that the use is appropriate for the location and therefore, it would be appropriate to approve the Zoning By-Law amendment.

BACKGROUND:

Purpose and Effect

The proposed Zoning By-Law amendment applies to an existing beauty salon situated on the east side of Sidney Street and a contiguous dwelling located to the south on the corner of Sidney Street and Maple Drive.

The purpose of the application is to amend Zoning By-Law Number 10245, as amended, to permit the beauty salon building to expand as well as to allow the dwelling to be internally renovated and used as part of the beauty salon business.

The lands subject to the proposed amendment are shown on the attached location plan.

Subject Property

- Site Characteristics

The lands are developed with a one (1) storey commercial building, a wellness building and a single detached dwelling.

- Adjacent Land Uses

To the north and east, as well as across Sidney Street to the west and Maple Drive to the south are located residential uses.

Official Plan

The land is designated "Residential Land Use" in the Official Plan. Within the context of the Policies of the Plan the existing beauty salon is deemed to be a non-conforming use.

The policies of Sec. 7.9 d) pertain to this application:

"Where there is merit in granting permission to extend or enlarge any non-conforming use either within the lands held in ownership or on adjacent properties, Council may adopt a by-law to permit such extension or enlargement without the necessity of amending this Plan provided that:

- the proposed extension or enlargement would not unduly aggravate the situation already in created by the existence of the use;
- the proposed extension or enlargement would be in proportion to the size of the non-conforming use;
- the proposed extension or enlargement would not create or increase an unacceptable amount of noise, vibration, fumes, smoke, odour, lighting, or traffic; and
- there are provisions for use of buffering, landscaping, screening, appropriate setbacks, off-street parking and loading areas where necessary, adequate servicing, and other measures to mitigate the impacts on surrounding lands."

In the subject instance, the site has sufficient land to accommodate parking for both the building expansion and the internal conversion of the dwelling. In terms of the size of the expansion it would constitute a slight doubling of the existing beauty salon business, which it is argued is in proportion to the existing size of the business. The Applicant is also proposing additional, landscaping, tree plantings and fencing which will be incorporated through the site plan review process.

On the basis of the foregoing, the application complies with the policies of the Official Plan.

Zoning By-Law

The properties are zoned "C1-4 – Local Commercial" and "R2 – Residential Second Density" in Zoning By-Law Number 10245, as amended. The C1-4 zone limits the use to the existing beauty salon subject to a maximum gross leasable floor area of 140 square metres and a maximum building height of 6.1 metres. The proposed addition would not increase the height of the building.

Over the years, several Committee of Adjustment decisions have been granted for this property providing relief on the gross floor area, as well as other provisions. Most recently File # A 26/96 granted a minimum floor area of 339.1 square metres for the salon. File # A 90/90 permitted a minimum north interior yard of 4.0 metres for the existing building. The proposed zoning, if approved, would recognize a gross floor area of upwards of 440 square metres for the enlarged salon and an interior north yard of 4.0 metres for the addition.

The R2 zone is proposed to be modified to allow the dwelling to be internally converted to also be used as part of the salon business.

The Applicant proposes a total of 24 on-site parking spaces for the enlarged business which would comply with the minimum requirement under zoning of one (1) space per 28 square metres of gross floor area.

Application Circulation

- External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Hydro One, Veridian Connections, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines and Quinte Conservation on December 31, 2014.

Quinte Conservation advises that they have no concern.

- Internal Department Circulation

The subject application was circulated for comment to Belleville Fire and Emergency Services, Belleville Police Service, the Department of Engineering and Development Services, the Environmental & Operational Services Department, the Department of Recreation, Culture and Community Services and the Manager of Approvals on December 31, 2014.

Recreation, Culture and Community Services has no comment or concern.

The Approvals Section advises the following:

"We have no objection to the proposed Zoning By-Law Amendment. The Applicant should be advised that the property will need to be developed in accordance with the Site Plan Process which among other items will include the preparation and implementation of a Stormwater Management Report, the dedication of road widening to the City and meeting the City's sidewalk requirements, all to the satisfaction of the City."

- Public Circulation

Notice of the subject application was circulated to all registered owners of land within 120 metres (400 feet) of the subject property on December 31, 2014. Notice was also provided in The Intelligencer.

No comments or concerns have been received.

Planning Analysis

The current beauty salon was originally rezoned to "C1-4 – Local Commercial" in 1990. Subsequently, a series of Committee of Adjustment decisions have been granted (File #'s A 90/90, A 26/91, A 26/96) permitting, among other things, relief from the original 140 square metres gross floor area allowed under zoning (to a maximum of 339.1 square metres gross floor area) and an interior north yard of 4.0 metres reduced from 7.5 metres. Therefore, given the past decisions of the Committee of Adjustment, the requested changes to the current C1-4 zone required to permit the expansion (i.e. upwards of an additional 100 square metres of gross floor area and a continuation of the permitted 4.0 metre interior yard further to the east) would constitute relatively minor modifications in an amended C1-4 zone. Also, the C1-4 zone limits the height of the building to a maximum of 6.1 metres and no increase in height is proposed by this application.

The Applicant has also requested that the single detached dwelling adjacent to the beauty salon and located at 2 Maple Drive be rezoned to permit the house to be internally converted to also accommodate the beauty salon business. This building is contiguous to the beauty salon parcel, currently shares the same paved area and can be accessed from a shared entrance on Sidney Street. There is also an existing entrance from Maple Drive to this parcel which is already being used to provide access to the beauty salon business further to the north.

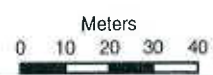
If approved, Staff recommend that the change in use for the dwelling be implemented by maintaining the current "R2 – Second Density Residential" zoning (with a special provision to permit the beauty salon use) so as to not create a future expectation that other commercial uses can be introduced. To further ensure this, it is also recommended that the properties be merged on title. Finally, it is noted that the Applicant proposes a total of 24 on-site parking spaces for the enlarged business which would comply with the minimum requirement under zoning of one (1) space per 28 square metres of gross floor area.

On the basis of the foregoing the proposed zoning changes would satisfy the tests of Sec. 7.9 d) of the Official Plan. Moreover, the development will be subject to site plan approval to ensure that such matters as stormwater management and fencing and buffering issues are addressed.




Arthur MacKay
Manager of Policy Planning


atta



PROPOSED ZONING BY-LAW AMENDMENT

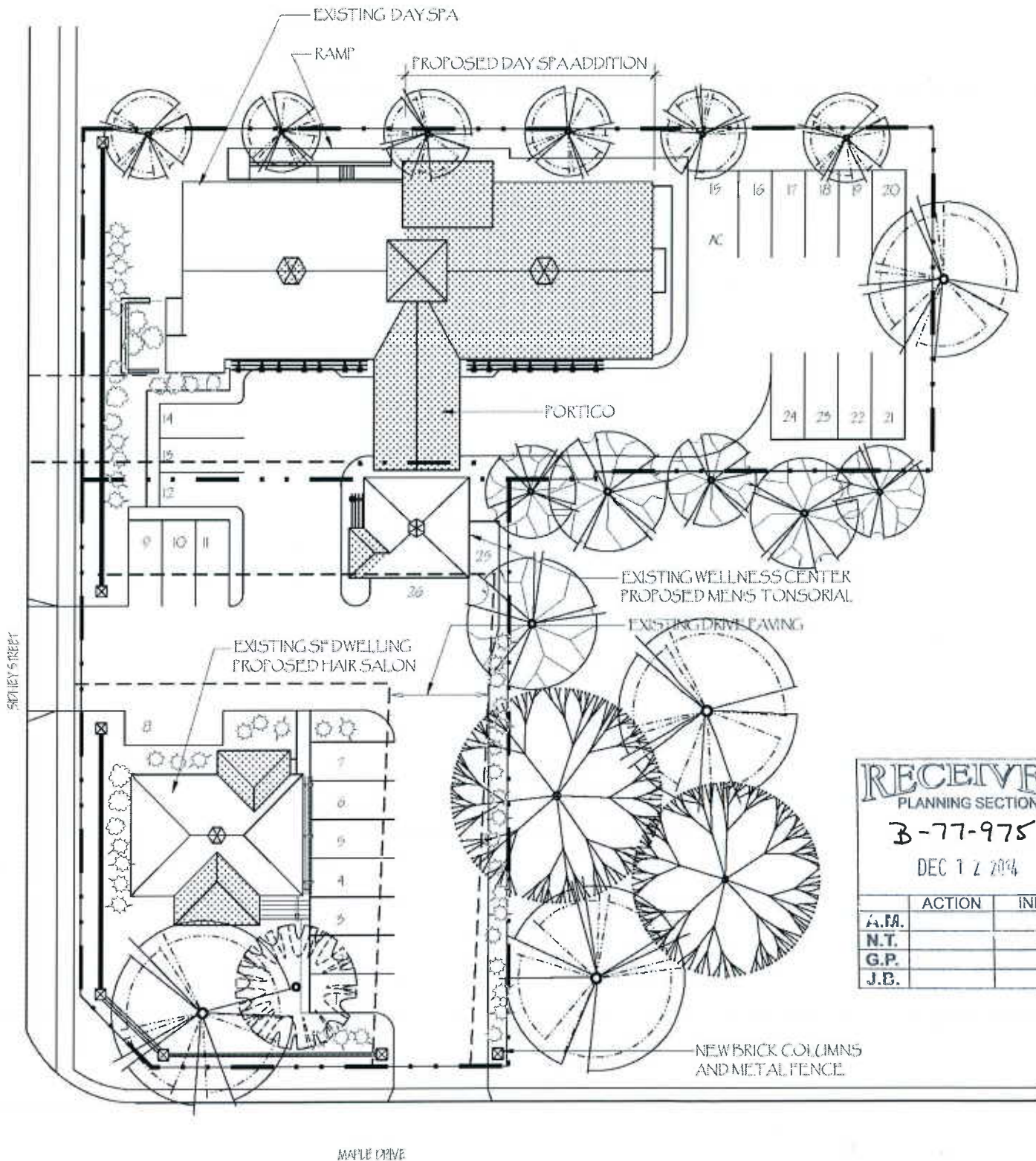
LOCATION: 615 SIDNEY ST & 2 MAPLE DR

 PROPOSED ZONING CHANGE FROM C1-4 (LOCAL COMMERCIAL) ZONE WITH SPECIAL PROVISIONS TO REVISED C1-4 ZONE

 PROPOSED ZONING CHANGE FROM R2 (RESIDENTIAL SECOND DENSITY) ZONE TO R2 ZONE WITH SPECIAL PROVISIONS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



RECEIVED
 PLANNING SECTION
 B-77-975
 DEC 17 2014

	ACTION	INFO
A.M.		
N.T.		
G.P.		
J.B.		

idc
 International Design Concepts
 PACIFIC NORTHWEST
 PO BOX 1113
 BAINBRIDGE ISLAND WA
 98110

SITE PLAN
 SCALE 1" = 30'-0"
 0 30 40

PROPOSED DAY SPA RENOVATION
 MS KHONDA PARTRIDGE
 THE BEAUTY WORKS
 615 SIDNEY STREET
 BELLEVILLE ON CANAHA

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
2013				
B-77-944	July 3/13	Brian & Karen Rosebush Watson Land Surveyors Ltd.	<i>25 Blessington Road, Thurlow</i> Zoning By-Law amendment to permit a proposed heating & plumbing shop with associated parking of trucks as well as allowance for a future store & lock facility. The severed parcel is to be rezoned to recognize the existing single detached dwelling.	Public Mtg: Aug 6/13 PAC Decision - Deferred pending Property Standards Order
2014				
B-77-962	Jun 10/14	Tulip Development Corporation McIntosh Perry	<i>Bell Boulevard</i> Zoning By-Law amendment to add a range of commercial uses & obtain relief on parking	Public Mtg: Aug 5/14 PAC Decision: Approved Council Approved: Aug 11/14 Appeal Date: Sept 2/14 Appealed to OMB
B-77-969	Sept 30/14	East Marina Investments Ltd. RFA Planning Consultant Inc.	<i>25 Dundas Street West</i> Zoning By-Law amendment to rezone to permit mixed use 302 unit residential apartment development	Public Mtg: Nov 3/14 PAC Decision: Approved Council Approved: Nov 10/14 Appealed to OMB - File Forwarded Dec 8/14
B-77-970	Oct 1/14	Manuel Pereira Alan D. Bridge	<i>52 South Front Street</i> Zoning By-Law amendment to rezone to a special "C6 - Water-Oriented Commercial" zone in order to permit a two-storey single detached dwelling on the foundation of the existing building, along with an addition to the south side for a two-car garage.	Public Mtg: Nov 3/14 PAC Decision: Deferred Pending Different Issues

**ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING SECTION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT MONITORING REPORT**

FILE NO.	DATE REC'D	APPLICANT/OWNER/AGENT	PROPOSAL	STATUS
B-77-971	Oct 1/14	First Adventure Child Dev Ctres Debbie Milne Melville & Patricia Abell/Kurt Abel	47 Maitland Drive, Thurlow Zoning By-Law amendment to permit the dwelling and property to be used as a day nursery to accommodate 40 children	Public Mtg: Nov 3/14 PAC Decision: Denied Council Denied: Nov 10/14 Appealed to OMB Dec 8/14 OMB Hearing Date: Apr 1/15
B-77-972	Oct 24/14	Belmont Long-Term Care Facility RFA Planning Consultant Inc.	250 Bridge Street West Zoning By-Law amendment to permit personal fitness training facility & massage therapy clinic as an accessory use to nursing home	Public Mtg: Nov 3/14 PAC Decision: Denied Council Denied: Dec 8/14 Appealed to OMB
B-77-973	Nov 14/14	CP REIT ON Zelinka Priamo Ltd.	400 & 420 Dundas Street East Zoning By-Law amendment to permit a 566 square metre retail commercial pad on the Dewe's grocery store property	Public Mtg: Jan 20/15
B-77-974	Dec 1/14	City of Belleville Jean & Ray O'Neill	4807 Old Highway 2, Thurlow Zoning By-Law amendment to permit development of Fire Hall	Public Mtg: Jan 20/15
B-77-975	Dec 12/14	Rhonda Barriage IDC Design	615 Sidney Street and 2 Maple Drive Zoning By-Law amendment to permit an expansion to a beauty salon & allowance for a single detached dwelling to be used for the salon business	Public Mtg: Jan 20/15
B-77-976	Dec 29/14	Jennifer French Adtech Peripheral Support Ltd.	514 Dundas Street East Zoning By-Law amendment to harmonize the zoning & permit an additional commercial pad on the property	Public Mtg: Feb 2/15