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Agenda

Public Meeting of Council

Chair: Mayor Gervais

Tuesday, December 3, 2024
Council Chambers
6:00 p.m.

1. **Land Acknowledgement**
2. **Call to Order**
3. **Disclosure of Pecuniary Interest & General Nature Thereof**
4. **Approval/Amendment of Agenda**
5. **New Business**
 - Planning Advisory & Adjustment Committee Minutes Attached
 - a. Z-11/2024 – 362 Miller Street – Esther Prins
 - i. Zoning By-law Amendment Application
 - ii. Planning Report, Site Plan, and Notice Attached
 - b. Z-12/2024 – 1127 Pembroke Street West – Jp2g Consultants Inc.
 - i. Official Plan & Zoning By-law Amendments Application
 - ii. Planning Report, Site Plan, and Notice Attached
6. **Adjournment**

DRAFT Planning Advisory & Adjustment Committee Meeting Minutes

Council Chambers

Pembroke, Ontario

Monday, November 25, 2024

1630hrs

Present:

Gary Severin, Chair

Romeo Levasseur, Vice-Chair

Councillor Ed Jacyno

Councillor Ian Kuehl

Marcel Mantha

Also Present:

Colleen Sauriol, Director of Planning, Building & By-law Enforcement

Owen Hutton, Planner

Nevill Carney, Planning Technician & Recording Secretary

Paul McLean, Chief Building Official

Regrets:

Marie-Josée Levesque

1. Land Acknowledgement

Mr. Severin read the City's land acknowledgement.

2. Call to Order

Mr. Severin called the meeting to order at 1632hrs.

3. Approval of Agenda

Motion:

Moved by Mr. Mantha

Seconded by Councillor Kuehl

That the agenda be approved with no additions or modifications.

Carried

4. Approval of Minutes – October 28, 2024

Motion:

Moved by Councillor Jacyno

Seconded by Mr. Mantha

That the minutes of the Planning Advisory & Adjustment Committee meeting of October 28, 2024, be approved with no additions or modifications.

Carried

5. Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest.

6. New Business

a) Z-11/2024 – 362 Miller Street – Esther Prins

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that a single informational inquiry was received, and that no submissions were received prior to the meeting for this application.

Donalee Loback and Esther Prins of First Step Options were present to represent the application.

Motion:

Moved by Mr. Mantha

Seconded by Councillor Kuehl

That the Committee recommend to Council the approval of the zoning by-law amendment application for 362 Miller Street.

Carried

b) Z-12/2024 – 1127 Pembroke Street West – Jp2g Consultants Inc.

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that four inquiries were received, with no submissions received prior to the meeting for this application.

Anthony Hommik and Kathryn Curry of Jp2g Consultants Inc., and Amir Fatemi of Sunray Group Inc. were present to represent the application.

A lengthy discussion was held regarding the application.

Darlene Dumas, owner of 19 & 21 Riverside Drive, spoke against the application. She expressed concern about how a change in zoning from residential to commercial might affect the long-term caretaking of the property and character of the neighborhood.

Councillor Kuehl called for a recorded vote.

Motion:

Moved by Mr. Mantha

Seconded by Councillor Jacyno

That the Committee recommend to Council the approval of the official plan and zoning by-law amendments application for 1127 Pembroke Street West.

Recorded Vote:

Councillor Kuehl – Nay

Councillor Jacyno – Yay

Mr. Mantha – Yay

Vice-Chairman Levasseur – Nay

Chairman Severin – Yay

Carried 3-2

7. Past Decision Update – Mr. Hutton

a. Bronx Street Parking

b. Z-10/2024 – 9 Bennett Street – Mark Andraous

Mr. Hutton indicated that both items were approved by Council, and that there is a 20-day appeal period for item b., with the final day of appeal being December 10, 2024.

Ms. Sauriol indicated that signage for Bronx Street parking had been ordered and would be installed soon.

8. Next Meeting

Mr. Severin indicated that the next meeting of the Planning Advisory & Adjustment Committee would be scheduled for Tuesday January 28, 2025

9. Adjournment

Motion:

Moved by Councillor Kuehl

Seconded by Mr. Mantha

That the Planning Advisory & Adjustment Committee meeting of November 25, 2024, adjourn at 1754 hrs.

Carried



Committee Report

To: Planning Advisory & Adjustment Committee
Choose an item.

From: Owen Hutton, Planner
Planning, Building & By-law Enforcement Department

Date: 2024-05-27

Re: **Z-11/2024 – 362 Miller Street**

Recommendation:

The Planning Department recommends the approval of the zoning by-law amendment application for 362 Miller Street, from a “Residential Type 2 – R2” zone to a “Local Commercial-1 – C1-1” zone.

The application is in-keeping with the intents of the zoning by-law, the official plan, and the provincial planning statement.

Background:

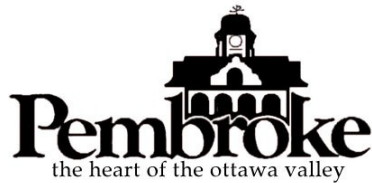
The applicant, Esther Prins of First Step Options, has submitted an application proposing the conversion of the existing “Single Detached Dwelling” at 362 Miller Street to an “Office” for a non-profit organization.

The non-profit organization, First Step Options, is a pregnancy resource center, providing free and confidential support for all issues related to pregnancy. Some of these issues listed on their website include “unexpected pregnancy, prenatal, postnatal, perinatal loss, difficult feelings after abortion, and parenting related circumstances”.

362 Miller Street is currently zoned “Residential Type 2 – R2” by Zoning By-law 2020-05. The “R2” zoning permits the current use of “Single Detached Dwelling”, but does not permit any commercial uses, including that of “Office”.

The proposed “Local Commercial-1 – C1-1” zoning is required to permit the standard “C1” use of “Office”, as well as to grant site-specific relief from standard parking requirements and “Minimum Front Yard Setback” zone provisions for the existing building.

Regarding parking, Section 3.29 of the zoning by-law requires three (3) parking spaces per 100sq.m of gross floor area for an “Office”. In the case of this application, 140.47sq.m of the existing building will be used as an “Office”, bringing the required number of parking spaces



to 4.22 parking spaces. On the submitted site plan, three (3) parking spaces are shown to be able to be accommodated in the existing driveway on the lot, meaning that relief of 1.22 parking spaces is required under the proposed site-specific zoning. Ample on-street parking is available in the form of angle parking on Miller Street, including a minimum of five (5) angle parking spaces directly in front of 362 Miller Street. Further, due to the nature of First Step Options office use, they expect low volumes in terms of vehicle traffic from their clients, as many of their clients walk to their location. As such, the proposed relief can be viewed as having negligible impact in the neighbourhood and being in-keeping with the intent of the zoning by-law.

Standard “Local Commercial – C1” zone provisions are met and/or exceeded for “Minimum Lot Area”, “Minimum Lot Frontage”, “Minimum Rear Yard Setback”, “Minimum Interior Side Yard Setback Where an Interior Side Yard Abuts a Residential Zone”, “Minimum Landscaped Open Space”, and “Maximum Building Height”. Only “Minimum Front Yard Setback” for the existing building is not met, being 13ft, 7ft short of the required 20ft. Due to the age of the existing building this deficiency would likely be considered legal non-conforming, but it is being included as a “housekeeping” item of this application, seeing as site-specific relief is already being requested. With only this single “housekeeping” item not meeting standard “C1” zone provisions, the application can be viewed as being in-keeping with the zoning by-law.

The proposed use of an “Office” for a non-profit organization can be viewed as being highly compatible in the neighbourhood. On the same block of Miller Street, two churches, St. John’s Lutheran Church and Zion Evangelical United Church, exist in “Institutional – I” zones. One of these, Zion Evangelical United Church, immediately abuts 362 Miller Street. Both of these churches abut existing “Residential Type 2 – R2” zones. They also both make use of the ample on-street parking on Miller Street and attract far higher volumes of visitors than First Step Options expects. Further, there is ample buffer distance (approximately 7m to the interior side yard property line and approximately 19m to the rear yard property line) between the existing building proposed as the “Office”, and the abutting properties zoned “Residential Type 2 – R2”, and significant existing vegetation in these buffer areas.

362 Miller Street is currently designated “Residential” by the Official Plan, 2016. Regarding office uses under this designation, Section 4.2.2.7 states that, “Certain compatible office uses may be permitted in a separate zoning category, without amendment to this Plan, provided that adequate measures are taken to ensure that the residential character of the surrounding neighbourhood is not adversely affected. No office use will be permitted that will be detrimental to the residential character of the area by virtue of obtrusive lights or signs, parking requirements, traffic flows or undue evidence of commercial activity.” Due to the nature of the services and supports that First Step Options provides as a non-profit organization, discretion and subtlety can be expected from their use of the property. No obtrusive lights or signs are proposed, traffic flows are expected to be low, and no commercial activity occurs, meaning that the office use will not be detrimental to the residential character of the neighbourhood.



As First Step Options expects a substantial portion of their clients to access their location by means of walking, pertinently, Section 5.4 & 5.5 of the official plan address pedestrian(s) and sidewalks as such: “It is intended that the needs of pedestrians shall be accommodated at service levels appropriate to each of the types of roads...so far as is practicable, pedestrian...traffic will be separated from automobile and truck traffic” and “Sidewalks constructed to an appropriate municipal standard may be constructed on one side of any local road or collector (road) and on two sides for an arterial road”. The local roads in the neighbourhood of 362 Miller Street far exceed this standard, with sidewalks available on both sides of the roads, making for easy pedestrian access to the proposed location of First Step Options.

As no addition to the existing building and no expansion of the existing building footprint is proposed, a building permit will only be required if significant works are proposed for the interior conversion of the existing building.

The Provincial Planning Statement, 2024, Section 2.1(6) states that, “Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs...(and by)... improving social equity and overall quality of life for people of all ages, abilities, and incomes”. As First Step Options provides free social services and supports to the community as a non-profit organization, which can improve social equity and quality of life for a diverse range of people, and as the proposed location is located in an area with an appropriate range and mix of land uses that already provides housing options, places of worship, and a school (Bishop Smith Catholic High School), this application can be viewed as being in-keeping with the provincial planning statement.

The Planning Department recommends the approval of the zoning by-law amendment application for 362 Miller Street, from a “Residential Type 2 – R2” zone to a “Local Commercial-1 – C1-1” zone, as the application is in-keeping with the intents of the zoning by-law, official plan, and provincial policy statement.

Financial Implications:

N/A.

Respectfully submitted,

Owen Hutton, Planner
Planning, Building & By-law Enforcement Department

Rear Property Line

LOT DEPTH
130'

70'

80.9'

30'

1.5'

12'

Driveway

PORCH

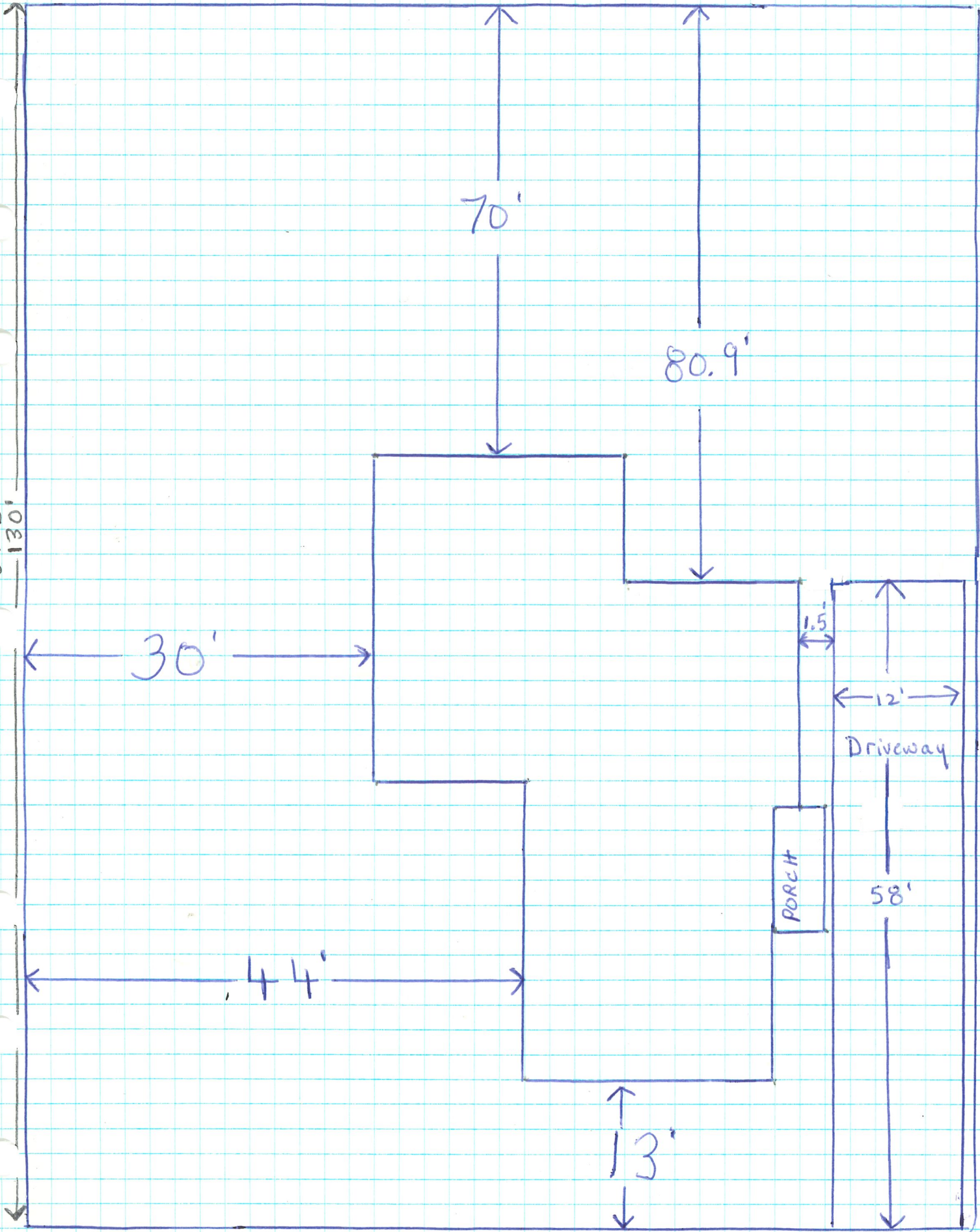
58'

44'

13'

81.7' Lot Width

362 Miller Street





THE CORPORATION OF THE CITY OF PEMBROKE

PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05 OF THE CITY OF PEMBROKE

TAKE NOTICE THAT the Council of the Corporation of the City of Pembroke will hold a **Public Meeting** on **Tuesday, December 3, 2024**, at City Hall at **6:00 p.m.**, to consider a proposed amendment to Zoning By-law 2020-05 under Section 34 of the Planning Act R.S.O., 1990.

The **Planning Advisory & Adjustment Committee** will be discussing the application at their meeting set for **Monday, November 25, 2024**, at **4:30 p.m.** in the Council Chambers at City Hall.

These are public meetings and you are welcome to participate either in-person or by requesting a link to attend virtually via Zoom or by providing a letter of your concerns to ohutton@pembroke.ca or by calling 613-735-6821 Ext. 1304. Both meetings will be live streamed on the City's YouTube channel at <https://www.youtube.com/channel/UCMmnlvi4hXXaKXGRto06jQw>.

The proposed zoning by-law amendment (File Z-11/2024) would change the zoning of the lands to be municipally known as **362 Miller Street** and legally described as PLAN 30 BLK 13 LOT 3 PT LOT 2 from a **"Residential Type 2 – R2"** zone to a **"Local Commercial-1 – C1-1"** zone.

PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05 AREA REZONED FROM A "Residential Type 2 – R2" ZONE TO A "Local Commercial-1 – C1-1" ZONE



If you wish to be notified of the decision of the Corporation of the City of Pembroke on the proposed zoning by-law amendment, you must make a written request to Colleen Sauriol at 1 Pembroke Street East, Pembroke, ON K8A 3J5 or csauriol@pembroke.ca.

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of Pembroke to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-law is passed, the person or public body is not entitled to appeal the decision.

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

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Colleen Sauriol at 613-735-6821 Ext. 1301 or by email at csauriol@pembroke.ca.

DATED at Pembroke, Ontario this 1st day of November, 2024.

Colleen Sauriol, Director
Planning, Building & By-law Departments

Victoria Charbonneau
Clerk

EXPLANATORY NOTE: The applicant wishes to have an office for a non-profit organization at 362 Miller Street. The property is currently residentially zoned (“R2”). A zoning by-law amendment to a commercial zone (“C1”) is required to permit the use of “Office”. Site-specific zoning (C1-1) is required to grant relief for less than the required on-site parking.



Committee Report

To: Planning Advisory & Adjustment Committee
Choose an item.

From: Owen Hutton, Planner
Planning, Building & By-law Enforcement Department

Date: 2024-11-25

Re: **Z-12/2024 – 1127 Pembroke Street West**

Recommendation:

The Planning Department recommends the approval of the official plan and zoning by-law amendments application for 1127 Pembroke Street West, from “Residential” and “Flood Fringe Residential” to “Highway Commercial” and “Flood Fringe Highway Commercial” official plan designations, and from “Residential Type 4-12 – R4-12” and “Residential Type 4-12-flood fringe – R4-12-ff” to “Highway Commercial-28 – C2-28” and “Highway Commercial-28-flood fringe – C2-28-ff” zones.

The application is in-keeping with the intents of the zoning by-law, the official plan, and the provincial planning statement.

Background:

The applicant, Kathryn Curry of Jp2g Consultants Inc., on behalf of the property owners, has submitted an official plan and zoning by-law amendments application proposing the conversion of the existing building at 1127 Pembroke Street West, previously a convent, to a “Hotel”.

The property was originally designated and zoned institutionally by the Official Plan, 2016, and Zoning By-law 2020-05, allowing for its long-time use as a convent by previous owners the Sisters of St. Joseph. The current owners purchased the property in 2020. Their first intent was to convert the existing building into a “Retirement Home Dwelling”, which was also a permitted use under the then-existing institutional designation and zoning. They applied and were approved for a minor variance (A-3/2021) to reduce the “Minimum Dwelling Unit Area” requirement. A building permit (2021-064) was issued for the conversion. This original intent changed, with the owners then wishing to convert the existing building to an “Apartment Dwelling”. Official plan and zoning by-law amendments (Z-10/2021 & OPA 10) were then applied for and approved to the current residential designations and zoning. A site plan agreement (S-3/2022) was approved and the building



permit (2021-064) modified. The property owners' intent has changed again, as they now wish to convert the existing building to a "Hotel".

1127 Pembroke Street West is currently zoned "Residential Type 4-12 – R4-12" and "Residential Type 4-12-flood fringe – R4-12-ff" by Zoning By-law 2020-05, as amended by By-law 2022-05. The "R4-12" zoning explicitly permits "an apartment building containing a maximum of sixty-five (65) dwelling units only", with "Reduced Dwelling Unit Area(s)" and reduced parking requirements to "One (1) parking space per dwelling unit for a total of sixty-five (65) parking spaces". Standard "flood fringe" provisions apply to the portion of the property that is zoned "R4-12-ff", however, the existing building is far removed from this portion of the property. A further portion of the property immediately abutting the Ottawa River is zoned "Flood Plain - FP", however, this portion of the property is not subject of this application and will remain zoned "FP".

The proposed "Highway Commercial-28 – C2-28" and "Highway Commercial-28-flood fringe – C2-28-ff" zonings are required to allow for the standard "C2" permitted use of "Hotel", as well as to provide site-specific relief for the existing building and a proposed staircase addition to exceed the standard "C2" "Maximum Building Height" requirement of 10.67m, for a maximum building height of 12.8m. Standard "flood fringe" provisions will continue to apply to the portion of the property that is zoned "C2-28-ff", however again, the existing building and proposed use is far removed from this portion of the property.

All other standard "C2" zone provisions are met and exceeded:

- "Minimum Lot Area" – 557sq.m required; 52,447.26sq.m existing
- "Minimum Lot Frontage" – 18.29m required; 178m existing
- "Minimum Front Yard Setback" – 6.1m required; 49.42m existing
- "Minimum Rear Yard Setback" – 6.1m required; >150m existing
- "Minimum Interior Side Yard Setback" (west) – 6.1m required; 40.83m existing
- "Minimum Interior Side Yard Setback" (east) – 3.05m required; 30.07m proposed
- "Minimum Landscaped Open Space" – 10% required; >50% existing

By meeting and exceeding all of the above applicable zoning provisions, the application is strongly in-keeping with the intent of the zoning by-law.

All applicable parking requirements of the zoning by-law, including number of spaces, size of spaces, access driveways, and landscaping and buffer strips are shown to be met on the submitted site plan. For a "Hotel", Section 3.29(2) of the zoning by-law requires "1 space per guest room, in addition to parking spaces required for ancillary uses (e.g. eating establishment, conference facility)". As the proposed "Hotel" would have eighty-six (86) guest rooms, with no ancillary uses, eighty-six (86) parking spaces are required and shown on the submitted site plan. This again puts the application as being strongly in-keeping with the intent of the zoning by-law.

The proposed "C2-28" zoning is highly compatible with the surrounding area. Pembroke Street West is lined with a diverse mixture of commercial and residential uses and densities,



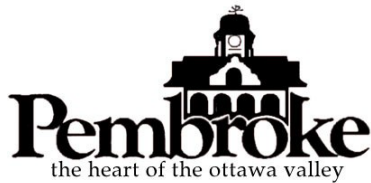
whether these are apartment buildings, a shopping center, or highway commercial businesses such as large-format retail stores and eating establishments. These uses are all highly supportive of each other via the high-traffic nature and volumes of Pembroke Street West. Smaller densities such as “Local Commercial – C1” offices and convenience stores and “Residential Type 2 – R2” properties coexist along Pembroke Street West without issue. The proposed “C2-28” zoning and use as a “Hotel” will be highly compatible with and support the existing diverse mixture of zoning in the area.

1127 Pembroke Street West is currently designated “Residential” and “Flood Fringe Residential” by the Official Plan, 2016. According to Section 4.2.1 of said plan, “The residential classification of land means the predominant use of the land in the areas so designated shall be for all types of residential dwellings. In addition, other uses that support the proper functioning of a residential area, such as schools, places of worship, parks, senior citizens’ housing, local commercial uses, home-based businesses, bed and breakfast uses...shall also be permitted provided that the location and site design of each is compatible with the residential amenities of the area.” As the proposed use of “Hotel” and the proposed “C2” zoning are not residential, nor residential-supporting, nor local commercial, nor bed and breakfast, an official plan amendment is required. Flood fringe requirements apply to the portion of the property designated “Flood Fringe Residential”, but the current building is not within this portion of land. A further portion of the property immediately abutting the Ottawa River is designated “Hazard Land”, however, this portion of the property is not subject of the application and will remain designated “Hazard Land”.

The proposed “Highway Commercial” and “Flood Fringe Highway Commercial” designations would support the proposed “C2-28” zoning and use of “Hotel”. Regarding the definition of the designation, Section 4.5.1 of the official plan states that, “The Highway Commercial classification of land means that the predominant use of land in the area so designated shall be for retail and business establishments that are typically dependant on high volumes of traffic, or that are heavily transportation oriented.” This definition exactly fits the proposed use of “Hotel”, hotels being business establishments that depend on high volumes of traffic and are heavily transportation oriented, and 1127 Pembroke Street West being located on the City’s only arterial road, which has high traffic counts, also directly fits this definition.

Regarding location, Section 4.5.2(2) of the official plan states that, “New highway commercial uses shall be located on an arterial or collector road.” As the property is located on Pembroke Street West, designated as an “Arterial Road” by Schedule “B” of the official plan, this direction is absolutely met. This location for the proposed hotel will provide for excellent vehicular movement within the City, both eastwards and westwards via the arterial of Pembroke Street, as well as to all other areas of the City via Pembroke Street’s connections to “Collector Road(s)”.

Regarding municipal services, Section 4.5.2(7) of the official plan requires that “All development shall be adequately serviced with municipal water and sewer services, waste disposal, and utilities as a condition of development subject to prior verification that there is adequate capacity.” Full water, sanitary and storm sewer servicing exist to the property, and



through both the site plan approval process (S-3/2022) and the building permit process (2021-064), verification of adequate servicing capacity has been completed with the Operations Department.

Section 4.5.2(8) continues that “Site plan control shall apply to all development within the Highway Commercial area.” The site plan control process has already been executed for the property with the current owners (S-3/2022), and should the proposed change of use proceed, amendment to the existing site plan agreement would be required.

Regarding “Supporting a Modern Economy”, the Provincial Planning Statement, 2024, Section 2.8.1(1) states that, “Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs (and by) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses”. The proposed use of a hotel will add this use to an area of the City lacking hotel options, which will support other highway commercial businesses clustered around the nearby West-End Mall. Of further note, the proposed hotel will be a suite-style hotel, with the possibility of staying for longer terms at reduced rates, providing the only option for this style of accommodation within the City of Pembroke. This will promote economic development and competition, and as such, is directly in-keeping with this section of the provincial planning statement.

Section 2.3.1(2) of the provincial planning statement says that “Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive, as appropriate;”

As the proposed use will redevelop an existing currently-vacant building on a large parcel of land, is already serviced with full municipal servicing, will make use of existing transit infrastructure in the form of the arterial road of Pembroke Street West, and is within walking and/or cycling distance to the Algonquin Trail and Riverside Park, as well as commercial amenities of the west end, this application can be viewed as highly in-keeping with this directive of the provincial planning statement.

Section 3.6(1)(a) of the provincial planning statement directs that, “Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services”. Section 3.6(2) continues that, “Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.” As the proposed redevelopment is fully serviced with existing municipal water services, municipal sewage services, and municipal stormwater services, the application is fully in-keeping with this direction of the provincial policy statement.



The Planning Department recommends the approval of the official plan and zoning by-law amendments application for 1127 Pembroke Street West, from “Residential” and “Flood Fringe Residential” to “Highway Commercial” and “Flood Fringe Highway Commercial” official plan designations, and from “Residential Type 4-12 – R4-12” and “Residential Type 4-12-flood fringe – R4-12-ff” to “Highway Commercial-28 – C2-28” and “Highway Commercial-28-flood fringe – C2-28-ff” zones, as the application is in-keeping with the intents of the zoning by-law, the official plan, and the provincial policy statement.

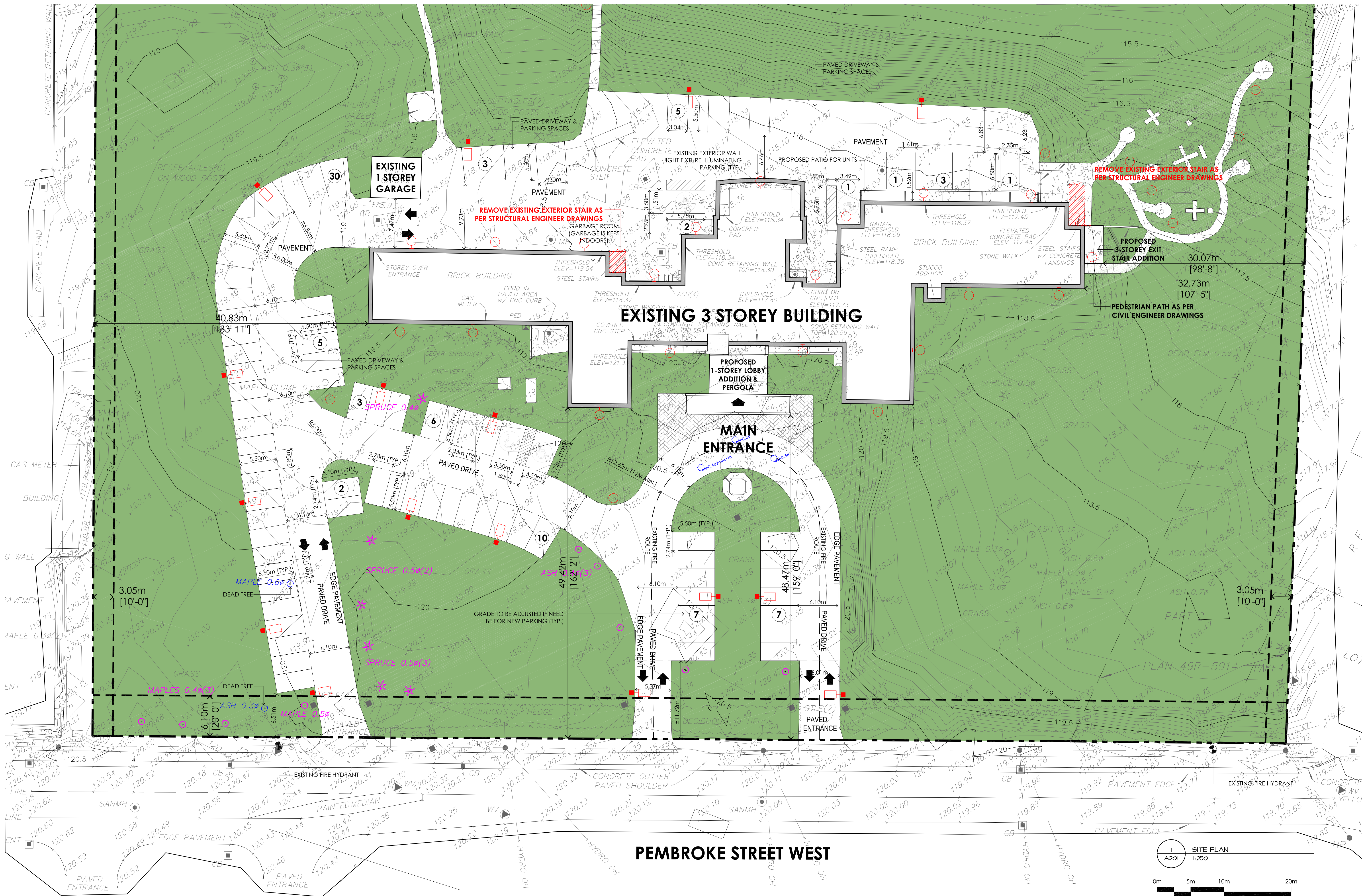
Financial Implications:

N/A.

Respectfully submitted,

Owen Hutton, Planner
Planning, Building & By-law Enforcement Department

Colleen Sauriol, RPP, MCIP, Director
Planning, Building & By-law Enforcement Department



SITE STATISTICS

ZONE	INSTITUTIONAL (I)
LOT AREA	±54338.8m ²
GROSS FLOOR AREA - TOTAL	±5088.4m ²
GROUND FLOOR	±1574.7m ²
FIRST FLOOR	±1611.5m ²
SECOND FLOOR	±1476.7m ²
THIRD FLOOR	±405.5m ²
GROSS FLOOR AREA % OF LOT AREA	9.4%
LOT AREA COVERED (MAIN BUILDING + GARAGE)	±1823.4m ²
LOT COVERAGE	3.4%

FLOOR ELEVATIONS (BASED ON RECEIVED TOPOGRAPHIC SKETCH & ELEVATIONS)

GROUND FLOOR	118.37M
FIRST FLOOR	121.80M
SECOND FLOOR	124.99M
THIRD FLOOR	128.19M

TOP OF FOUNDATION WALL VARIES AROUND THE BUILDING (SEE EXISTING/DEMOLITION ELEVATIONS).

PARKING:

NUMBER OF REQUIRED PARKING SPACES (86 ROOMS @ 1 PARKING SPACE PER ROOM) (NO ANCILLARY SPACES PROPOSED)	86
NUMBER OF REQUIRED BARRIER-FREE PARKING SPACES (4% OF 86 PARKING SPACES = 4)	4
NUMBER OF EXISTING PARKING SPACES TO REMAIN (2 BARRIER-FREE)	37
NUMBER OF PROPOSED PARKING SPACES (2 BARRIER-FREE)	49
TOTAL PROPOSED PARKING SPACES	86

GENERAL NOTES:

- TOPOGRAPHIC SKETCH PREPARED BY AND RECEIVED FROM ADAM KASPRZAK SURVEYING LTD. ONTARIO LAND SURVEYORS (DATED OCTOBER 28, 2020)
- OVERALL BOUNDARY DRAWING PREPARED BY AND RECEIVED FROM ADAM KASPRZAK SURVEYING LTD. ONTARIO LAND SURVEYORS (RECEIVED NOVEMBER 5, 2020)
- SURVEY PLAN PREPARED BY BOURNE & SIMPSON ONTARIO LAND SURVEYORS (DATED MAY 13, 1992) RECEIVED ADAM KASPRZAK SURVEYING LTD. ONTARIO LAND SURVEYORS.

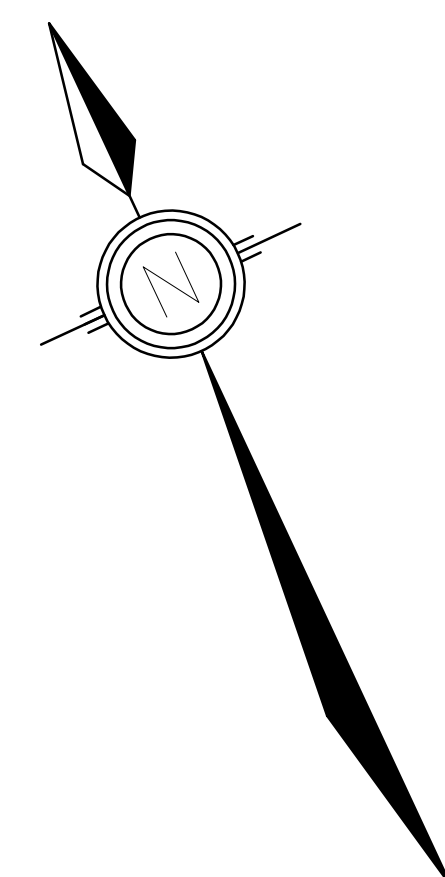
LEGEND:

- ALL PROPOSED LIGHT FIXTURES AS PER ELECTRICAL ENGINEER DRAWINGS - SEE ELECTRICAL DRAWINGS FOR ALL PROPOSED LIGHT FIXTURES.
- TREE TO BE REMOVED
- EXISTING TREE TO REMAIN (ONLY TREES IN CRITICAL LOCATIONS ARE INDICATED WITH COLOUR)

EXISTING USES ON ADJACENT LANDS:

- EAST SIDE: RETIREMENT HOUSING & REAL ESTATE AGENCY
- WEST SIDE: NON-PROFIT HOUSING
- NORTH SIDE: PRIVATE RESIDENCE

No.	date	description
1	NOV 1924	ISSUED FOR COORDINATION
2	NOV 0424	ISSUED FOR REVIEW
3	OCT 1924	ISSUED FOR REVIEW
4	OCT 0924	ISSUED FOR REVIEW
5	AUG 2324	ISSUED FOR REVIEW
6	APR 0422	REQUIRED FOR CONSTRUCTION AS PER SITE CONDITIONS
7	AUGUST 0221	ISSUED FOR CONSTRUCTION
8	APR 2221	ISSUED FOR BUILDING PERMIT
9	MAR 0121	ISSUED FOR MINOR VARIANCE



DRAFT



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project
CANDLEWOOD SUITES PEMBROKE
1127 PEMBROKE ST W, PEMBROKE

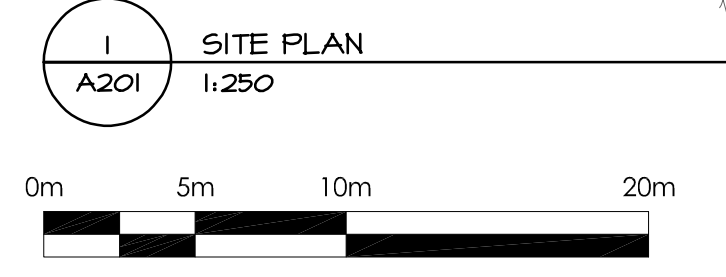
title
SITE PLAN

drawn by K.S.	date FEB 2021
checked by A.J.	scale 1:250
project no.	sheet no.
rev. no.	A201

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architects shall be informed of any variations from the drawings shall be submitted to the architects for approval before proceeding with fabrication.

PEMBROKE STREET WEST





THE CORPORATION OF THE CITY OF PEMBROKE

PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN, 2016, AND ZONING BY-LAW 2020-05 OF THE CITY OF PEMBROKE

TAKE NOTICE THAT the Council of the Corporation of the City of Pembroke will hold a **Public Meeting** on **Tuesday, December 3, 2024**, at City Hall at **6:00 p.m.**, to consider proposed amendments to the Official Plan, 2016, and Zoning By-law 2020-05, under Sections 17 and 34 of the Planning Act R.S.O., 1990.

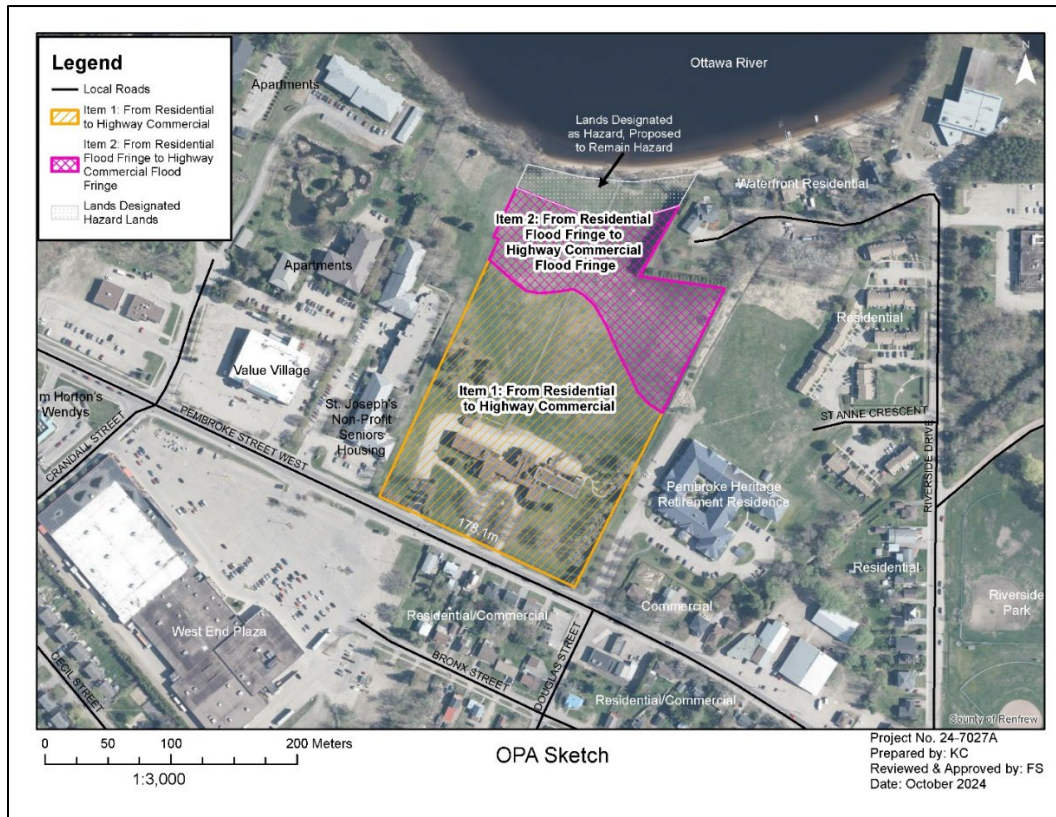
The **Planning Advisory & Adjustment Committee** will be discussing the application at their meeting set for **Monday, November 25, 2024**, at **4:30 p.m.** in the Council Chambers at City Hall.

These are public meetings and you are encouraged to participate either in-person or by requesting a link to attend virtually via Zoom or by providing a letter of your concerns to Owen Hutton at ohutton@pembroke.ca or by calling 613-735-6821 Ext. 1304. Both meetings will be live streamed on the City's YouTube channel at <https://www.youtube.com/channel/UCMmnlyi4hXXaKXGRto06jQw>.

The proposed official plan amendment (OPA-23) would change the designation of the lands municipally known as **1127 Pembroke Street West** and legally described as PEMBROKE CON 1 PT LOT 19 PLAN 194 PT LOT 24 PT KING ST; RP49R5914 PART 2 AND 3 PT PART 1 from "**Residential**" and "**Flood Fringe Residential**" designations to "**Highway Commercial**" and "**Flood Fringe Highway Commercial**" designations.

PROPOSED AMENDMENT TO THE OFFICIAL PLAN, 2016

AREA TO BE REDESIGNATED FROM "Residential" and "Flood Fringe Residential" DESIGNATIONS TO "Highway Commercial" and "Flood Fringe Highway Commercial" DESIGNATIONS



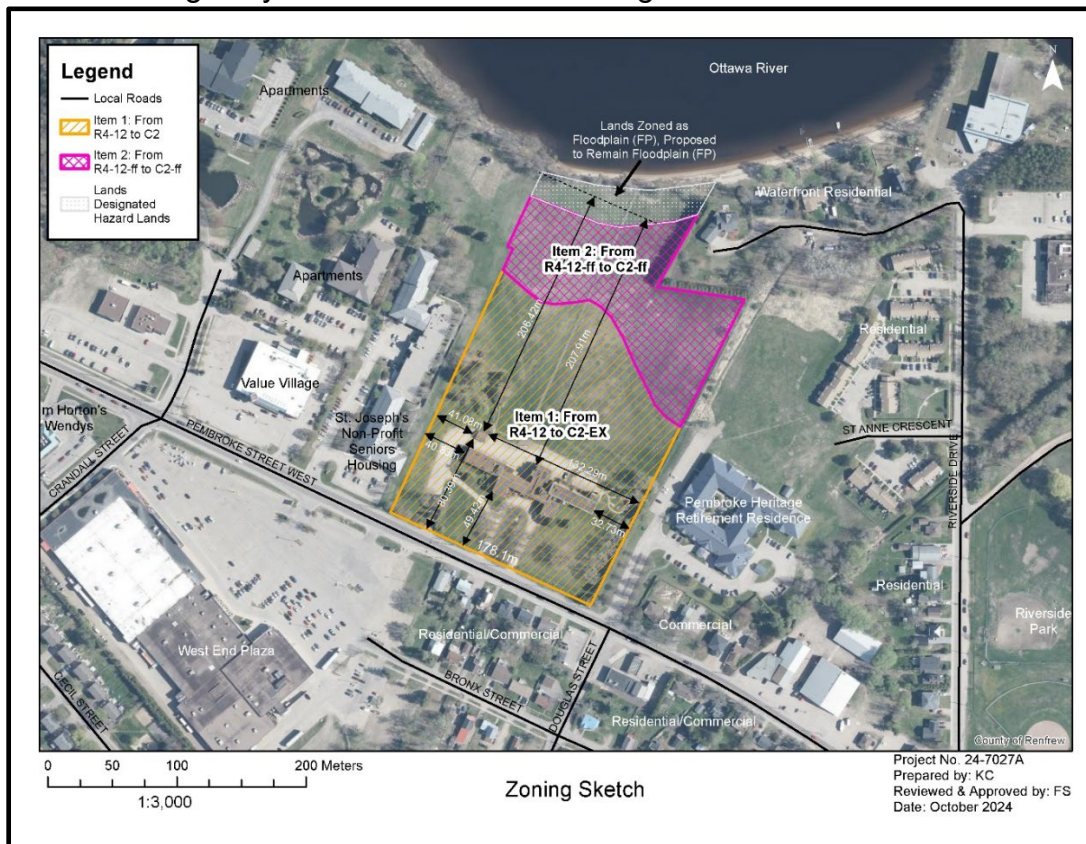
If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of Pembroke to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation City of Pembroke before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The proposed zoning by-law amendment (File Z-12/2024) would change the zoning of the lands municipally known as **1127 Pembroke Street West** and legally described as PEMBROKE CON 1 PT LOT 19 PLAN 194 PT LOT 24 PT KING ST; RP49R5914 PART 2 AND 3 PT PART 1 from “Residential Type 4-12 – R4-12” and “Residential Type 4-12-flood fringe – R4-12-ff” zones to “Highway Commercial-28 – C2-28” and “Highway Commercial-28-flood fringe – C2-28-ff” zones.

PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05

AREA TO BE REZONED FROM “Residential Type 4-12 - R4-12” and “Residential Type 4-12-flood fringe – R4-12-ff” ZONES TO “Highway Commercial-28 – C2-28” and “Highway Commercial-28-flood fringe – C2-28-ff” ZONES



If you wish to be notified of the decision of the Corporation of the City of Pembroke on the proposed official plan and zoning by-law amendments, you must make a written request to Colleen Sauriol at 1 Pembroke Street East, Pembroke, ON K8A 3J5 or csauriol@pembroke.ca.

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of Pembroke to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-laws are passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Colleen Sauriol at 613-735-6821 Ext. 1301 or by email at csauriol@pembroke.ca.

DATED at Pembroke, Ontario this 1st day of November, 2024.

Colleen Sauriol, Director
Planning, Building & By-law Departments

Victoria Charbonneau
Clerk

EXPLANATORY NOTE: The applicant previously redesignated and rezoned the property with the intention of converting the existing building, previously a convent, to residential apartments. The applicant’s development plan has now changed, and they are proposing to redesignate and rezone 1127 Pembroke Street West to allow for the conversion of the same existing building to a hotel. Site-specific relief is required to allow for the existing building height within a highway commercial zone.