



Economic Development & Planning Committee

Tuesday, December 6th, 2011 - 6:00 p.m.
City Hall - Council Chambers

Committee Members

Councillor J. Baker, Chair
Councillor T. Blanchard
Councillor L. Bursey
Councillor M. Kalivas
Mayor D.L. Henderson, Ex-Officio

Areas of Responsibility

Economic Development
Planning
DBIA
Heritage Brockville

Museum Board
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Arts Centre
Chamber of Commerce
Tourism

PUBLIC MEETING AGENDA

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STAFF REPORTS

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1. 2011-135-12
Proposed Zoning By-law Amendment
244 Ormond Street, Brockville
Owner: Penny Knapp

24Nov2011

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 6 DECEMBER 2011

2011-135-12

PROPOSED ZONING BY-LAW AMENDMENT

244 ORMOND STREET, BROCKVILLE

OWNER: PENNY KNAPP

FILE NO.: D14-151

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

RECOMMENDED

THAT Report 2011-135-12 be received as information and that a report on this matter be prepared by staff for consideration of the Economic Development Planning Committee at a future meeting.

PURPOSE

Penny Knapp, owner of the property described as Part of Lots 56 and 58, Block 26, Plan 67, City of Brockville, County of Leeds, municipal address 244 Ormond Street, submitted an application for amendment to City of Brockville Zoning By-law 194-94 which would recognize the addition of one (1) residential unit within the existing triplex dwelling.

The fourth residential unit was created without obtaining the required permission or building permits. Ms. Knapp is requesting a change in zoning from an R3-General Residential Zone to an R5-Multiple Residential Site Specific Zone to legalize the addition of the fourth unit. The site specific elements of the proposed zone would include an increase in permitted density, recognize an existing lot area of 754.0 m² (8,116 ft²), lot frontage of 16.8 m (55 ft), all existing setbacks and permit a reduction to the required parking from 6 spaces to the existing four (4) parking spaces through the proposed site specific zone.

Photos of the subject property are attached to this report as **Schedule “A”**; and a sketch, showing the location of the dwelling on the subject property, is attached as **Schedule “B”**.

ANALYSIS

244 Ormond Street is located on the west side of Ormond Street, being the second property north of Amy Street. The first and second floors of the building are currently occupied by dwelling units (2 units per floor).

Zoning and Official Plan Information:

Official Plan Designation:	Residential (no change requested)
New Official Plan (adopted by Council June 14, 2011):	Neighbourhood Area

Existing Zoning: R3-General Residential Zone
Proposed Zoning: R5- Multiple Residential Site Specific Zone to allow for the increase in density (fourth unit), and recognition of existing lot area, frontage, setbacks and parking.

Site Characteristics:

Total Area: 754.0 m² and (8,116 ft²).
Frontage (Ormond Street): 16.8 m (55 ft.)
Depth: 33.5 m (110.0 ft.)

The site is occupied by an existing residential dwelling with attached porch and carport. 4 parking spaces that are in compliance are provided in the driveway and carport. Should the addition of the fourth unit in the existing building be approved through the rezoning, the owners are required to provide 6 parking spaces. Therefore a reduction is requested.

Surrounding Land Uses:

The lands immediately to the north are zoned R2-Single Unit Residential Zone, occupied by a single detached dwelling. The lands north of this R2 Zone are zoned C2-General Commercial Zone and are occupied by a mix of residential and commercial uses.

The lands immediately to the east (opposite side of Ormond Street) are zoned R2-Single Unit Residential Zone and are occupied by single detached dwellings.

The lands immediately to the south are zoned R2-Single Unit Residential Zone and are occupied by single detached dwellings fronting on Ormond Street and Amy Street.

The lands immediately west are zoned R2-Single Unit Residential Zone and are occupied by single detached dwellings with frontage on Amy Street.

Comments Received **Schedule "B"**:

1. Brent Caskenette, Chief Building Official - City of Brockville

No concerns provided the necessary building permits for the creation of the fourth unit are obtained.

- 2 Paul McMunn - Environmental Services Department (*memo dated November 15, 2011*)

No concerns with this application.

3. Greg Healy, Fire Prevention Officer (*memo dated November 14, 2011*)

No fire safety concerns at this time.

Potential Issues for Discussion:

1. Appropriateness of proposed amendment and increased density.
2. Parking.

POLICY IMPLICATIONS

The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant to the requested amendment.

CONCLUSION

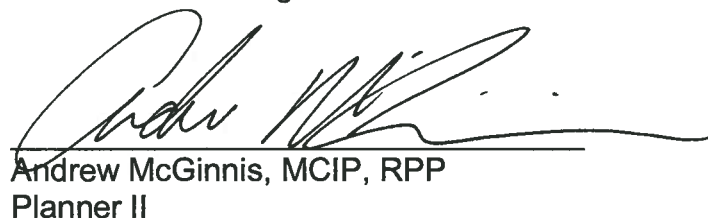
The Staff Report on these matters, including a detailed analysis of the proposed amendment, review and consideration of the issues raised at the public meeting and a recommendation from Planning Staff, will be prepared for consideration of the Economic Development Planning Committee at a future meeting.



M. Maureen Pascoe Merkley, MCIP, RPP
Director of Planning



Bob Casselman
City Manager



Andrew McGinnis, MCIP, RPP
Planner II

SCHEDULE "A" TO REPORT 2011-135-12



SCHEDULE "B" TO REPORT 2011-135-12

