



Economic Development and Planning Committee

Tuesday, April 2, 2013, 6:00 pm.
City Hall, Council Chambers

<u>Committee Members</u>	<u>Areas of Responsibility</u>	
Councillor M. Kalivas, Chair	Economic Development	Economic Development
Councillor J. Baker	Planning	Advisory Team
Councillor T. Blanchard	Chamber of Commerce	Museum Board
Councillor M. McFall	DBIA	Library Board
Mayor D. Henderson,	Heritage Brockville	Arts Centre
Ex-Officio		Tourism

Page

PUBLIC MEETING AGENDA

Item

2 - 9

1. 2013-040-04
Proposed Amendment to Zoning By-Law 194-94,
119-121 James Street West, City of Brockville
Owner: Hussam (Sam) Rawas

THAT Report 2013-040-04 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.

10 - 15

2. 2013-042-04
Proposed Zoning By-Law Amendment
243 Perth Street., City of Brockville
Owner: A.G. Ahmed

THAT Report 2013-042-04 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning Committee for recommendation to Council.

25March2013

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 2 APRIL 2013

2013-040-04

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94
119 – 121 JAMES STREET WEST
CITY OF BROCKVILLE
OWNER: HUSSAM (SAM) RAWAS
FILE: D14-163**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II**

RECOMMENDED:

THAT Report 2013-040-04 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

To provide information for purposes of conducting a public meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 194-94.

BACKGROUND

Mr. Hussam (Sam) Rawas, owner of lands described as Lot 6, Block 35, Plan 67, City of Brockville, County of Leeds, municipal address 119 – 121 James Street West (as shown on **Schedule “A”**), has submitted an application for an amendment to Zoning By-law 194-94 which would, if approved, rezone the subject lands to permit the semi-detached dwelling located on the property to be severed into two separate lots.

Initial discussions with Mr. Rawas started in 2010. He purchased the dwelling at 119-121 James Street West after a devastating fire. Mr. Rawas purchased the building with stated intentions on adding an addition and reconstructing the damaged dwellings. Upon Mr. Rawas visiting the Planning Department to discuss the reconstruction, it was noted that the building was legal non-complying as it pertained to multiple setbacks. It was explained to Mr. Rawas that the non-complying setbacks could not be reduced further (a sketch of the property prior to construction is attached as **Schedule “B”**).

As construction proceeded, it was determined that the initial structure was unable to be repaired and needed to be removed. Mr. Rawas proceeded to construct the front portion of the building in approximately the original location, but with the rear addition completed in an angular design to facilitate setback requirements.

2013-040-04
 Proposed Amendment to Zoning By-Law 194-94
 119-121 James Street, City Of Brockville
 Owner: Hussam (Sam) Rawas
 File: D14-163

Page 2

Upon completion of the construction, Mr. Rawas came to the Planning Department requesting a severance. It was explained that the property is drastically undersized for his intent and that further approvals from Council would be required (a sketch of the property post-construction with proposed severance line is attached as **Schedule "C"**).

ANALYSIS

Zoning and Official Plan Information:

Official Plan Designation: Neighbourhood Area
 Existing Zoning: R4 - General Residential Zone
 Proposed Zoning: R4 – General Residential Special Exception Zone

Zoning Requirements for R4 Zone			
	Required	Proposed (Severed)	Proposed (Retained)
Minimum Lot Area	270.0 m ²	157.2 m ²	170.4 m ²
Minimum Lot Frontage	9.0 m	4.69 m	7.49 m
Minimum Front Yard	0.0 m (legally non-complying)	1.11 m	0.9 m
Minimum Interior Side Yard (east)	1.46 m (legally non-complying)	N/A	1.52 m
Minimum Interior Side Yard (west)	0.7 m (legally non-complying)	0.0 m	N/A
Minimum Rear Yard	7.5 m	8.32 m	8.5 m
Minimum Lot Depth	25.0 m	26.73 m	26.73 m
Minimum Landscaped Space	30%	38.6%	42.8%
Maximum Height	10.5 m	6.35 m	6.35 m

Site Characteristics:

Total Area: 327.75 m² (3,528.0 ft²)
 Frontage – James Street West: 12.18 m (39.98 ft.)
 Depth: 27.4 m (89.92 ft.)

The subject land currently contains a new/repared semi-detached dwelling. Photos of the subject property are attached as **Schedule "D"** to this report.

Surrounding Land Use:

North: The lands to the north (north side of James Street west - immediately across from the subject lands) are zoned I1 – General Institutional, in part, and occupied by the Brockville Fire Department Station 1 and R4-General Residential Zone, in part, and occupied by the Edward Reilly building.

2013-040-04
Proposed Amendment to Zoning By-Law 194-94
119-121 James Street, City Of Brockville
Owner: Hussam (Sam) Rawas
File: D14-163

Page 3

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- East: The lands to the east are zoned R4 – General Residential Zone and are occupied by a two storey single detached dwelling and a four (4) car garage.
- South: The lands to the south are zoned are zoned R4 – General Residential Zone and are occupied by two storey single detached dwellings.
- West: The lands to the west are zoned R4 - General Residential Zone and are occupied by a duplex dwelling unit.

Comments Received are summarized below.

1. Steve Allen, Supervisor of Engineering, Environmental Services Department:
 - Not opposed to the application.
2. Brent Caskenette, Chief Building Official, Planning Department:
 - No comments or concerns.
- 3.. Greg Healy, Fire Prevention Officer, Brockville Fire Department:
 - No fire safety concerns at this time.

Potential Issues for Discussion:

1. Appropriateness of proposed Special Exception Zone.
2. Appropriateness of proposed lot configurations.
3. Neighbourhood impacts, if any.

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 which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS:

A complete application for amendment to City of Brockville Zoning By-law 194-94 has been received, along with an application for consent to sever, including all applicable

2013-040-04
Proposed Amendment to Zoning By-Law 194-94
119-121 James Street, City Of Brockville
Owner: Hussam (Sam) Rawas
File: D14-163

Page 4

fees. There are no other financial considerations at this time.

CONCLUSION

A Report on this matter, 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. Pascoe Merkley, MCIP, RPP
Director of Planning



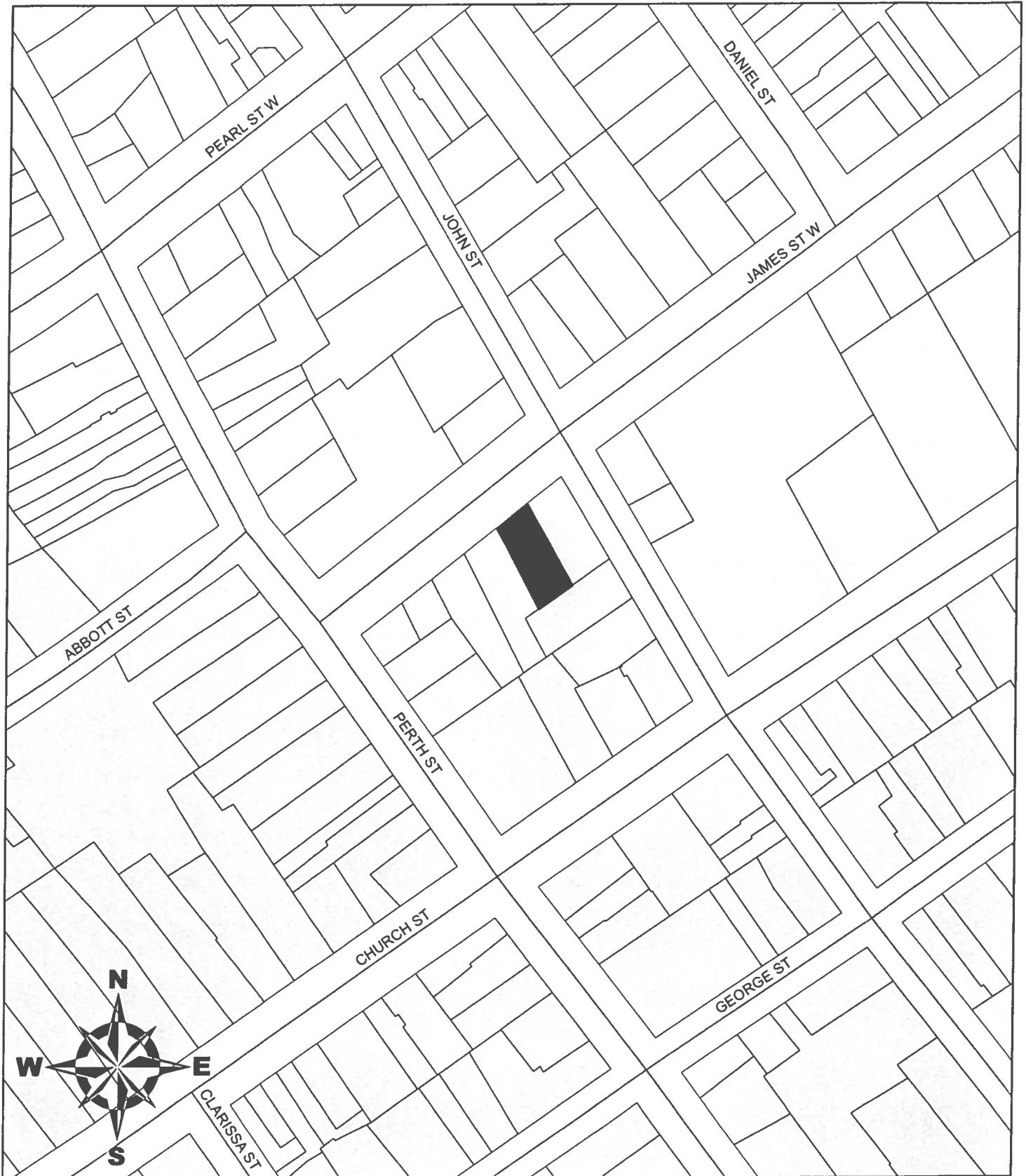
Andrew McGinnis, MCIP, RPP
Planner II




B. Casselman
City Manager

SCHEDULE "A" TO REPORT 2013-040-04

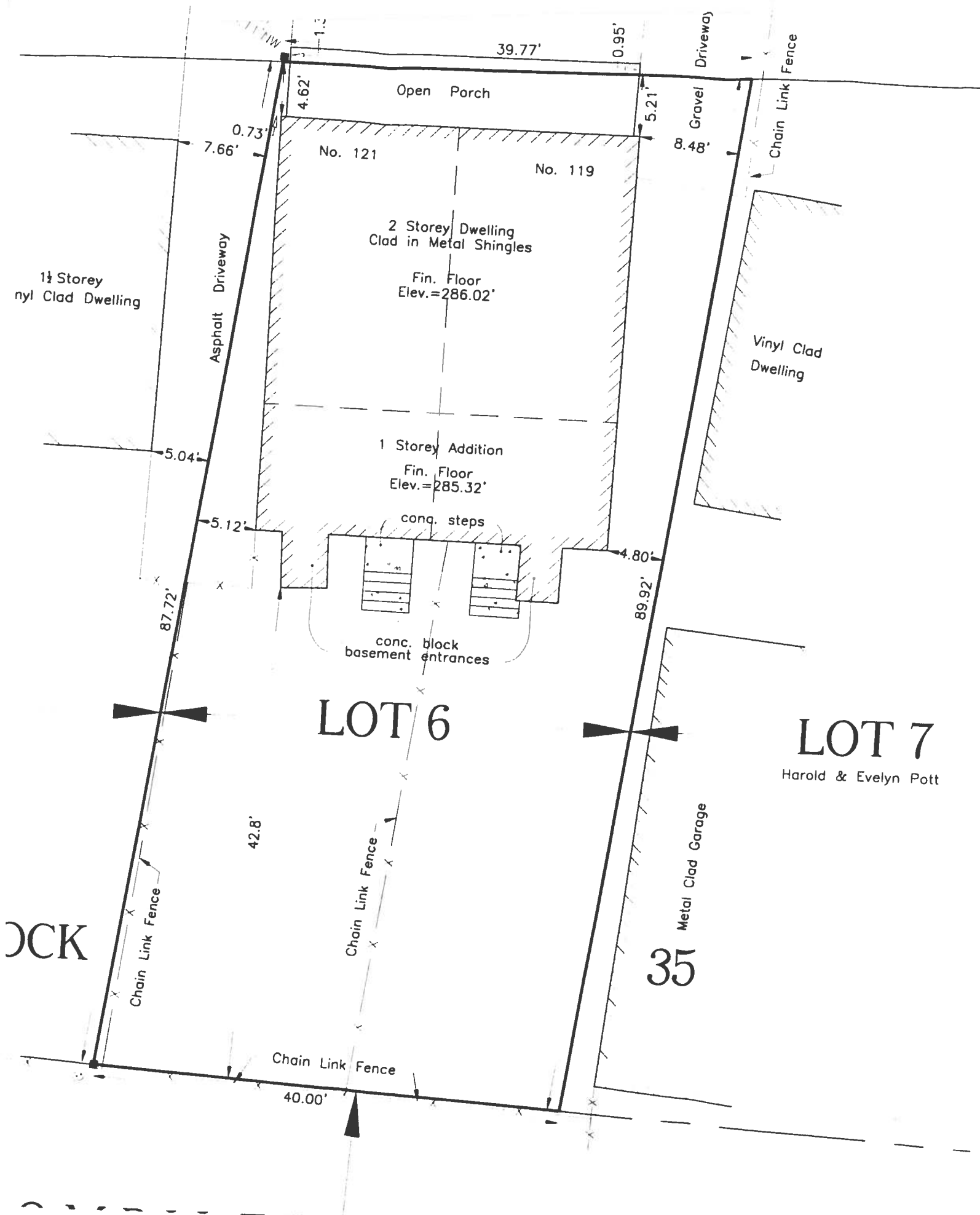
Location Map for 119 - 121 James Street West



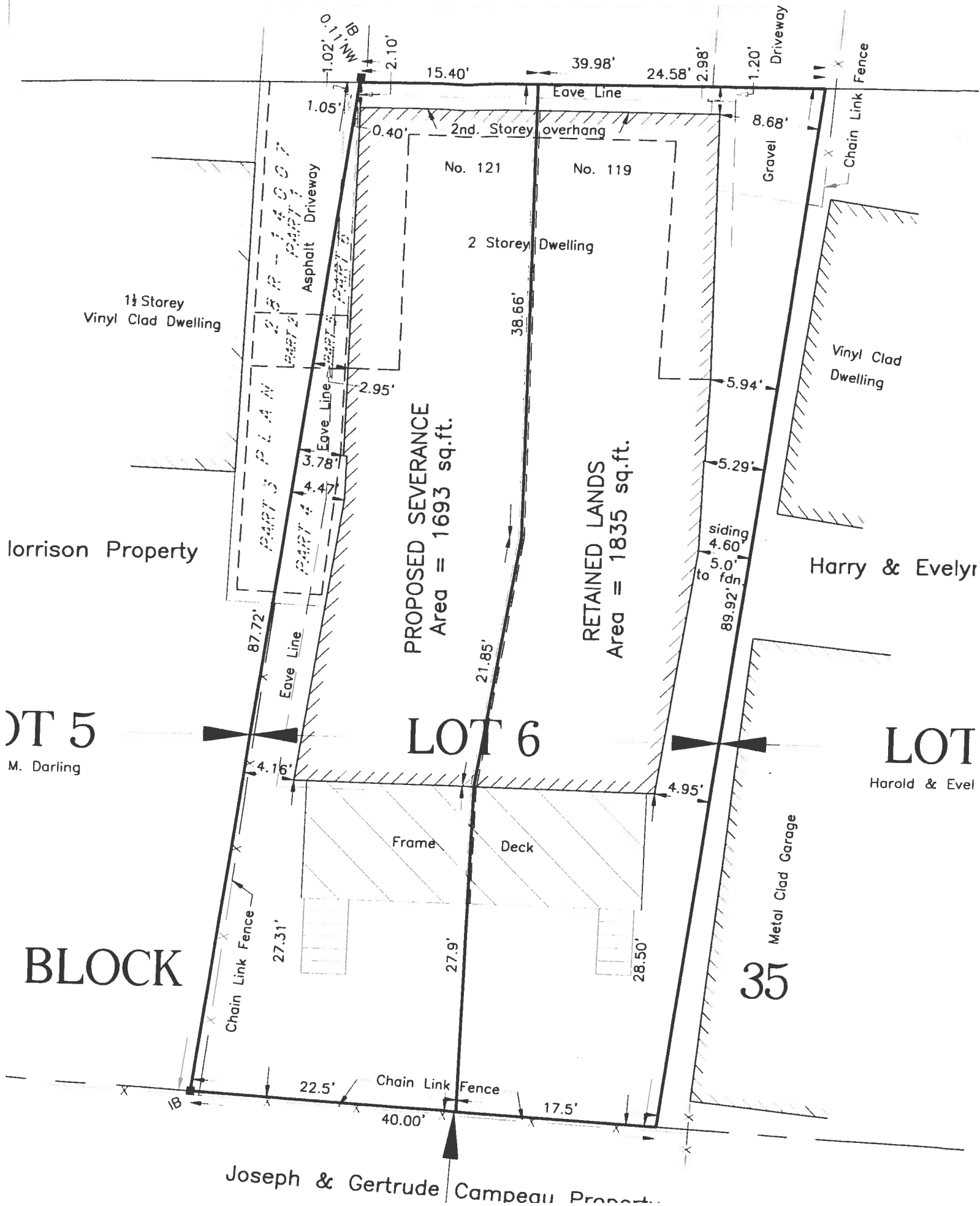
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Page 7 of 15



SCHEDULE "C" TO REPORT 2013-040-04



SCHEDULE "D" TO REPORT 2013-040-04



25 March 2013

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 02 APRIL 2013

2013-042-04

PROPOSED ZONING BY-LAW AMENDMENT

243 PERTH STREET

CITY OF BROCKVILLE

OWNER: A.G. AHMED

FILE: D14-162

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING**

**J. FAURSCHOU
PLANNER I**

RECOMMENDED:

THAT Report 2013-042-04 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning Committee for recommendation to Council.

PURPOSE:

To provide an outline and brief description of an application which is the subject of a Public Meeting under the Planning Act R.S.O. 1990 c.P.13 being held by the EDP Committee.

BACKGROUND:

An application for Amendment to City of Brockville Zoning By-law 194-94 has been received from Dr. A.G. Ahmed, the owner of the property described as Part Lot D, Block 40, Plan 67, Parts 4 and 5, Reference Plan 28R-4758, with municipal address 243 Perth St. The proposed amendment to City of Brockville Zoning By-law 194-94 would, if approved, rezone the subject lands from I1-General Institutional Zone to I1-General Institutional Special Exception Zone to permit "Clinic" as an additional permitted use to those uses currently permitted under the I1- General Institutional Zone.

A sketch showing the location of the subject property is attached as **Schedule "A"** to this report.

The proposed clinical offices will be located within the existing building which currently contains The Centre for Rational and Cognitive Therapies. A description of the Centre and rationale for the request to add a "Clinic" as a permitted use is attached as **Schedule "B"**. The clinical offices will make use of existing office space.

2013-042-04
 Proposed Zoning By-law Amendment
 243 Perth Street, Brockville
 Owner: A. G. Ahmed
 File D14-162

Page 2

ANALYSIS:

The subject property is located on the east side of Perth Street south of the intersection of Perth Street and Schofield Avenue. The lands are currently developed with an older building with barrier free access ramp, paved parking lot containing fifteen (15) parking spaces, and landscaping.

Official Plan Designation:	Institutional Area
Zoning: Existing:	I1-General Institutional Zone
Proposed:	I1-General Institutional Special Exception Zone to permit "Clinic" in addition to those uses currently permitted under the I1Zone.

Site Characteristics:

243 Perth Street has a total area of approximately 1539.9 m² (16,575.8 ft²) and is occupied by an older two storey brick building with a flat roof and a basement. The building is currently occupied as follows:

- Basement: Lecture room, office, catering kitchen;
- 1st Floor: Lecture room, proposed clinic offices and reception area; and
- 2nd Floor: Office and owner residence.

Surrounding Land Use:

The surrounding land uses are as follows:

North:	Lands are designated "Neighbourhood Area", zoned R3--General Residential Zone, and are occupied by older residential dwelling fronting on Perth Street.
West:	Lands across Perth Street, are designated as "Neighbourhood Area", zoned R3-General Residential Zone and are occupied by older dwellings.
East:	Lands are designated "Neighbourhood Area", zoned R3--General Residential Zone, and are occupied by residential dwellings fronting onto Convay Crescent.
South:	Lands are designated "Neighbourhood Area", zoned R3--General Residential Zone, and are occupied by residential dwellings fronting on Perth Street..

2013-042-04
Proposed Zoning By-law Amendment
243 Perth Street, Brockville
Owner: A.G. Ahmed
File D14-162

Page 3

Comments Received

The following is a summary of comments received following the circulation of the Notice of Public Meeting:

Comments Received – Agencies and Departments:

1. Greg Healy, Fire Prevention Officer, Brockville Fire Department
Memo dated 14 March 2013.
“No fire safety concerns at this time.”
2. Brent Caskenette, Chief Building Official, Planning Department
Memo dated 19 March 2013:
“Building Permit required for any internal renovations to create a ‘Clinic’.”
3. Steven Allen, Supervisor of Engineering, Environmental Services Department
Memo dated 20 March 2013:
Not opposed to requested zoning by-law amendment.

Comments Received – Public:

Nil.

Considerations:

1. Appropriateness of the proposed additional use.

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.

FINANCIAL CONSIDERATIONS:

A complete application for amendment to City of Brockville Zoning By-law 194-94 has been received, including all applicable fees. There are no other financial considerations at this time.

2013-042-04
Proposed Zoning By-law Amendment
243 Perth Street, Brockville
Owner: A.G. Ahmed
File D14-162

Page 4

CONCLUSION

The Staff Report on these matters, including a detailed analysis of the proposed amendment, review and consideration of the issues raised through correspondence received and 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. Pascoe Merkley, MCIP, RPP
Director of Planning

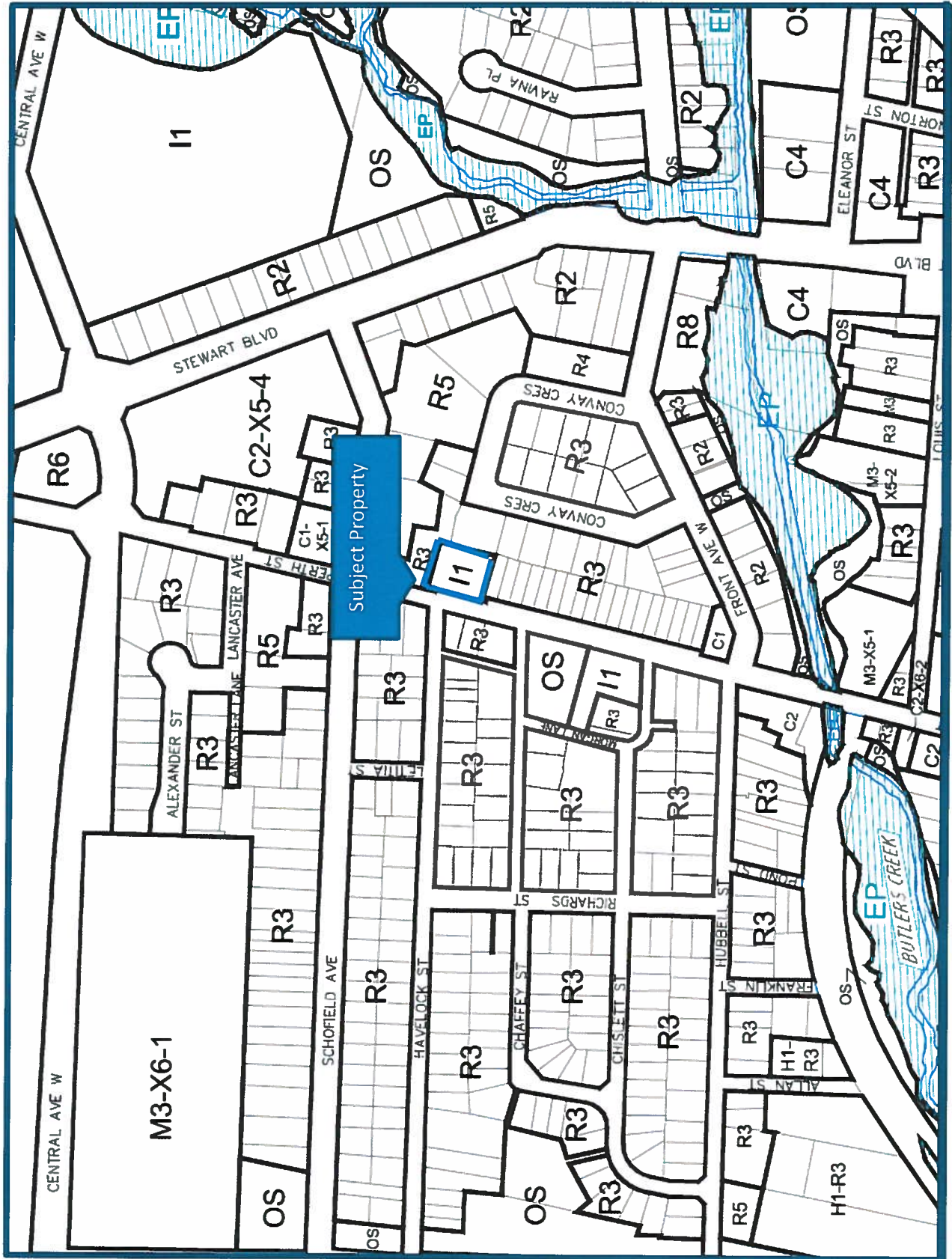


J. Faurschou, MCIP, RPP
Planner I



B. Casselman
City Manager

SCHEDULE 'A' - REPORT 2013-042-04



SCHEDULE 'B' - REPORT 2013-042-04**Reasons for Zoning Amendment to 243 Perth St., Brockville**

The Centre for Rational and Cognitive Therapies (the Centre) is primarily an education based institution that has the primary goal of providing education to relating to mental health. The Centre offers accredited workshops and seminars to professionals for training in psychotherapy. The Centre specializes in Rational Emotive and Behaviour Therapy and its application in mental health, corrections, the workplace and education. The Centre is affiliated with the Albert Ellis Institute in New York City. The training workshops at the Centre have been accredited by the College of Physicians and Surgeons of Ontario, the College of Psychologists of Ontario, the Ontario College of Social Workers and recognized as a learning institution by the Registered Nursing Association of Ontario.

To date the centre has hosted 5 training events that have been attended by 100 professionals employed in corrections, community mental health and hospitals. The centre has hosted monthly free workshops for the community since September 2012.

The request to include clinical services at the Centre for Rational and Cognitive Therapies is to enhance the educational program by offering on site supervision to clinicians who wish to advance their therapeutic skills. The Centre would be able to offer extended clinical placement for graduate students thereby introducing new professionals to the city of Brockville.

The Centre is consulting with an area school to provide education and support to staff who work with students who have special needs that relate to mental health or addictions. The collaboration will hopefully help at risk youth and minimize future mental health needs and enable them to find success in their future.

The addition of clinical services in mental health would result in the opportunity to have 7 new mental health professionals establish private practices in Brockville. The Centre has had enquiries from a psychiatrist, social worker and psychologist who are considering relocating to Brockville and who are specifically interested in private practice at the Centre. The services provided at the Centre are out-patient services and no clients will be accommodated on site. The fee for service professionals will provide a range of mental health services to the community of Brockville. The service will include treatment consultations, mental health and psychological assessments, individual and group psychotherapy. Graduate students attending the Centre will have the opportunity to receive supervision, immediate feedback and mentoring from the clinicians at the Centre.

