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

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STAFF REPORTS

- 2-23 1. 2010-073-05
 Proposed Amendments to the Official Plan and Zoning By-Law
 194-94 Lots 44 to 50, Incl, Block 48, Plan 67, Parts 1, 2 and 3,
 Registered Plan 28R-12668 City of Brockville, County of Leeds
 (Downey Street)
 Owner: 1681083 Ontario Ltd.
- 24-26 2. 2010-074-05
 United Counties of Leeds & Grenville/Ontario Realty Corp.
 Request for License to Permit the Construction of a Lay-By on Wall
 Street

CONSENT AGENDA

27 APRIL 2010

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – MAY 04, 2010

2010-073-05

**PROPOSED AMENDMENTS TO THE OFFICIAL
PLAN AND ZONING BY-LAW 194-94**

**LOTS 44 TO 50, INCL, BLOCK 48, PLAN 67,
PARTS 1, 2 AND 3, RP 28R-12668,
CITY OF BROCKVILLE, COUNTY OF LEEDS
(DOWNEY STREET)**

OWNER: 1681083 ONTARIO LTD.

APPLICANT: W. BRENT COLLETT, O.L.S.

FILE NOS.: 266-88 AND D14-141

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

RECOMMENDED

- 1. THAT** Official Plan Amendment No. 88, to add a special policy applicable to lands described as Lots 44 to 50, inclusive, Block 48, Registered Plan 67, being Parts 1, 2 and 3 on Reference Plan No 12668, City of Brockville, County of Leeds, located on Downey Street, to permit a mini warehouse operation while leaving the subject land designated as "Residential", be adopted.
- 2. THAT** Zoning By-law 194-94 be amended to rezone lands described as Lots 44 to 50, inclusive, Block 48, Registered Plan 67, being Parts 1, 2 and 3 on Reference Plan No 12668, City of Brockville, County of Leeds, to create a site-specific R4-General Residential Zone to add a mini warehouse as a permitted use with other site-specific elements.

PURPOSE:

The purpose of this report is to provide recommendation on applications respecting lands described as lands described as Lots 44 to 50, inclusive, Block 48, Registered Plan 67, being Parts 1, 2 and 3 on Reference Plan No 12668, City of Brockville, County of Leeds to:

- Amend the Official Plan to add a special policy, to permit a mini warehouse operation while leaving the subject land designated as "Residential"; and
- Amend Zoning By-law 194-94 to change the current R4-General Residential Zone to add a mini warehouse as a permitted use with site-specific elements while retaining those uses currently permitted under the R4-General Residential Zone.

Proposed Amendments to the Official Plan and Zoning By-law 194-94,
Lots 44 to 50, incl., Block 48, Plan 67, Parts 1, 2 and 3, RP 28R-12668,
City of Brockville, County of Leeds (Downey Street)
Owner: 1681083 Ontario Ltd.
Applicant: W. Brent Collett, O.L.S.
File Nos.: 266-88 and D14-141

BACKGROUND:

Mr. Brent Collett has submitted concurrent applications for amendment to the Official Plan for the City of Brockville and for amendment to Zoning By-law 194-94 with respect to lands described as Lots 44 to 50, inclusive, Block 48, Plan 67, Parts 2, 3 and 3 on R.P. 28R-12668, City of Brockville, County of Leeds (south side of Downey Street) as Agent for the property owner 1681083 Ontario Ltd.

ANALYSIS

An excerpt from Plate "A" to Zoning By-law 194-94, indicating the location of the subject lands and the zoning of the adjacent properties, is attached as **Schedule "A"** to this report.

Description of Proposal:

A mini warehouse facility with associated parking and site improvements is proposed to be developed on the subject lands. The preliminary concept plan for the mini warehouse facility would consist of two buildings. The first being an expansion of the existing westerly building and the second a new storage building parallel to Downey Street. Both buildings are proposed to be single storey and contain multiple storage units of varying sizes. Details such as roofing, siding, colours, etc will be determined at the time of Site Plan review. **Schedule "B"** is a concept plan for development of the site.

The south side of the site is proposed to have a 2.0 metre high board fence. The east end of the site has an existing 1.5 metre high board fence. The west end of the site has a chain link fence and existing cedar hedge. The north side has an existing cedar fence along the west 1/3rd and the entire north side is proposed to have a 2.0 metre high chain link fence. Access is from Downey Street from two proposed separate entrances.

Site Description:

The property which is the subject of the proposed Amendment to the Official Plan and amendment to Zoning By-law 194-94 is located on the south side of Downey Street. The site has a total area of 2189.6 m² (0.54 acres), frontage on Downey Street of 87.07 m (285.66 ft.) and an average depth of 25.2 m (82.67 ft.). The site is vacant with the exception of a small storage building at the west side of the property. The existing building is proposed to be incorporated into the mini storage facility as a stand-alone building.

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The site is currently designated as "Residential" under the Official Plan for the City of Brockville and is zoned as R4-General Residential Zone under City of Brockville Zoning By-law 194-94, as amended.

Surrounding Land Uses:

The lands to the north zoned M3-Restricted Industrial Zone and are occupied by an auto body repair shop and a turn of the century brick building having a history as accommodating various storage, industrial and commercial uses. The lands to the east are zoned R4-General Residential Zone and are occupied by residential uses. The lands to the south are zoned R4-General Residential Zone and are occupied primarily by residential uses and one long standing heating and cooling contractor. The lands to the west are unopened road allowance with parkland (zoned Open Space) beyond.

Public Participation

The application has proceeded through the normal review process. On 06 April 2010 a Public Meeting was held by the Economic Development and Planning Committee. Notice of the Public Meeting was advertised in the Brockville Recorder and Times Newspaper on 04 March 2010 and was circulated to property owners within 120 metres (400 feet) of the subject property. In addition, a sign was posted on the subject property advertising that the lands are the subject of Applications for Amendment to the Official Plan and to City of Brockville Zoning By-law 194-94. Comments from City Departments and affected agencies were also solicited.

Written comments received to-date are attached as **Schedule "C"** to this report. A copy of the minutes of the Public Meeting is attached as **Schedule "D"** to this report. Comments received are discussed elsewhere in this report.

Provincial Policy Statement Considerations:

The Provincial Policy Statement (PPS), issued under Section 3 of the Planning Act, came into effect on 01 March 2005 and requires that Council decisions "shall be consistent with" policies contained in the PPS when considering any amendment to the Official Plan or Zoning By-law.

Part V of the PPS sets out various policies which describe the areas of Provincial interest. Not all policies in the PPS are relevant to the planning matter under consideration, and thus, only those relevant portions will be discussed in this report.

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The preamble to Part V, Section 1.0 "Building Strong Communities" sets the tone by suggesting that *"Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth."*

Part V, Section 1.1 - entitled Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns.

Subsection 1.1.1 speaks more specifically to sustaining healthy, livable and safe communities as follows:

1.1.1 a) identifies *"promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term."*

1.1.1 c) identifies *"avoiding development and land use patterns which may cause environmental or public health and safety concerns"*.

1.1.1 e) identifies *"promoting cost-effective development standards to minimize land consumption and servicing costs"*.

Part V, Section 1.1.3 – Settlement Areas speaks to settlement areas being the focus of growth and the promotion of their growth and vitality.

Subsections within this section focus on growth through intensification and redevelopment the within settlement area which can be accommodated within the existing municipal serving and infrastructure.

Part V, Section 1.6 – Infrastructure and Public Service Facilities further supports the concept of growth through the optimization of existing infrastructure wherever possible.

The above-noted policies support the proposed redevelopment and intensification of the subject lands within the settlement area of Brockville on existing municipal infrastructure. In addition, the building is required to be made barrier free under the Ontario Building Code.

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Official Plan Considerations:

The subject land is currently designated as "Residential" under the Official Plan for the City of Brockville and is located within Planning District No. 1. The proposed mini warehouse development does not comply with policies in the Official Plan. Accordingly, a new Site Specific Policy is required to be added to the Official Plan to provide for the subject property to be used as proposed.

The proposed amendment to the Official Plan would, if approved, add a new notwithstanding clause, to permit a mini warehouse operation while leaving the subject land designated as "Residential" within a designated Residential area within Planning District No. 1

Section 5-General Development Policies, address a variety of general development policies of the Official Plan.

Policy 5.4-Infilling, encourages infilling of vacant areas where municipal services are readily available. The subject land conforms to this requirement.

Policy 5.16-Noise Constraint, addresses new residential development near freeways, major roads, commercial uses, industrial uses, and railways. The subject land is adjacent to the railway. Although the proposed development is not for new residential development, the proposed use does create a physical barrier potentially reducing the noise impact from the railway on those residential uses located south of the subject lands. This indirect effect of the proposed development supports the policies under 5.16 associated with residential use near the railway.

Section 6-Land Use Policies, establishes the detailed development policies for each land use category.

Policy 6.2 -addresses land use policies for residential districts. Under Policy 6.2.1 local commercial facilities are recognised as an acceptable use. In addition, such uses are further addressed wherein no open storage shall be permitted, adequate off-site parking and loading facilities shall be provided as well as buffering between the commercial use and any adjacent residential areas.

The uses in the neighborhood are predominantly residential and are more closely described as follows: The area to the south consists of primarily residential uses with an adjacent commercial use. Area to the north and across Downey Street is occupied by an auto body repair shop and turn of the century brick building having a history as accommodating a variety of storage, industrial and commercial uses. These lands back

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onto the main east-west railway corridor. The area to the west is an unopened road allowance with parkland beyond. The area to the east is residential.

Accordingly, consideration for amendment to redesignate the subject lands from Residential to Commercial or Industrial is not considered appropriate nor desirable for an established residential neighbourhood. In addition, policies for Commercial or Industrial designated lands do not support or encourage the creation of isolated Commercial or Industrial areas. In addition, the City of Brockville is currently in the process of developing a new Official Plan with the first working draft available for public and agency review. The proposed amendment would therefore retain the status quo while allowing for future consideration under the new Official Plan document.

The amendment permits an otherwise underutilized landholding to be developed for a fully serviced, non-intrusive, residentially compatible use with the added potential to add screening and noise attenuation between the existing dwellings and the railway. In addition, should the use not come into being or should the use prove unmarketable, the land would remain available for residential development.

Should the application be supported, Part VII, Section 7.1 of the Official Plan would be amended by adding a new subsection, being subsection 7.1.13, to read similar to the following:

- “13. Notwithstanding policies contained in Part VI, Section 6.2.1 and elsewhere in this Plan, lands described as Lots 44 to 50, inclusive, Block 48, Registered Plan 67, being Parts 1, 2 and 3 on Reference Plan No 12668, City of Brockville, County of Leeds may be used for those uses permitted within the Residential designation and for a mini warehouse operation. Such uses shall be reflected in the implementing by-law.”

Zoning By-law Considerations:

The subject property is currently zoned as R4-General Residential Zone under City of Brockville Zoning By-law 194-94, as amended, which permits a variety of residential uses including single detached dwellings, semi-detached dwellings, duplex dwellings, multiple unit dwellings, townhouses dwellings, converted dwellings, rooming boarding and lodging house, group home, home occupation, private home day nursery and bed and breakfast establishments.

The proposed amendment to Zoning By-law 194-94 requests that the current R4-General Residential Zone be amended to add a mini warehouse as a permitted use with

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site-specific elements while retaining those uses currently permitted under the R4-General Residential Zone.

Development of the site is subject to Site Plan Approval. This element is discussed elsewhere in this report.

The proposal contemplates the need for changes from the current zone provisions for the R4 Zone to accommodate development of the site for a proposed mini warehouse development. Development as a residential use would remain as per those zoning provisions set out for the particular residential use. The following site specific elements would be applicable to the development of the mini warehouse only.

- i) Reduction of rear yard setback from 7.5 metres required for a residential use to 1.5 metres to recognise the setback of the existing garage only.
- ii) Reduction of rear yard setback from 7.5 metres required for a residential use to 6.0 metres for construction of a new mini warehouse only.
- iii) Reduction of Landscaped Open Space from the required 40% for a single detached dwelling to 16% for construction of a new mini warehouse only.
- iv) Reduction of front yard parking within 3.5 metres of the front lot line. Front yard parking has no setback in the residential zones. However, in a commercial zone parking must be set back a minimum of 5.0 metres from the front property line.
- v) Increase in the maximum fence height permitted within a front yard in a residential zone from 1.0 metre to 2.0 metres to be consistent with that permitted in a commercial zone for site security.
- vi) Reduction of loading zone provisions from two to zero as the use itself does not require a separate loading zone as would be required in a commercial or industrial zone.

In addition, the following site specific elements are proposed by the Planning Department to ensure that the development of the site as a mini warehouse remains consistent with the proposed development concept:

- vii) Reduction to the Maximum Building Height from 10.5 metres (2 storey dwelling) to 5.5 metres (1 storey dwelling) in order to minimize the visual impact of the development on the adjacent residential uses.

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- viii) Restrict open storage to vehicles, boats and trailers only and require screening from the street. This minimizes the visual impact of open storage from the street and increases the security of the site. No storage would be permitted within the landscaped areas of the site.
- ix) An opaque or solid fence with a height of 2.0 metres is to be maintained along the east and south property lines.

Planning staff believe that the application filed for amendment to the Zoning by-law has merit. However, for consistency with the intent for the property ultimately and in the long run to be re-used for residential purposes as expressed through the Official Plan designation in effect, the site-specific zoning should also recognize the potential for residential uses as currently permitted under the R4-General Residential Zone.

Accordingly, should the rezoning be supported, the proposed site specific zoning would read similar to the following:

"R4-X1-6 (Downey Street):

The uses permitted in the R4-X1-6 Zone shall be those permitted in the R4-General Residential Zone and a mini storage facility only.

The zone provisions for development of uses permitted in the R4-General Residential Zone shall be those applicable for such permitted uses.

The zone provisions for development of a mini warehouse facility only in the R4-X1-6 Zone shall be as follows:

<i>Minimum Lot Area</i>	<i>2189 m² (23,563 ft²)</i>
<i>Minimum Lot Frontage</i>	<i>87 m (285 ft)</i>
<i>Minimum Front Yard</i>	<i>6 m (19.6 ft)</i>
<i>Interior Side Yard</i>	<i>1.5 m (5 ft)</i>
<i>Rear Yard</i>	<i>1.5 m (5 ft)</i>
<i>Rear Yard</i>	<i>6.0 m (19.6 ft)</i>
<i>Minimum Lot Depth</i>	<i>25 m (85 ft)</i>
<i>Minimum Landscaped Open Space</i>	<i>16%</i>
<i>Maximum Height</i>	<i>5.5 m (18 ft)</i>
<i>Minimum Number of Parking Spaces</i>	<i>5</i>
<i>Loading Spaces Required</i>	<i>0</i>
<i>A minimum setback of 3.5 metre (11 ft) for parking shall be required from the Downey Street lot line.</i>	

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<i>Open storage of vehicles, boats and trailers only is permitted on a suitable surface and in a location such that access is not obstructed.</i>

<i>Security fencing in the front yard may not exceed 6 m (19.6 ft) in height.</i>

<i>A solid or opaque fence 2.0 metres in height is to be maintained along the east and south property lines.</i>
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Site Plan Control Approval:

The subject property is currently vacant with the exception of an existing former residential garage on the west end of the site. Development of the site requires Site Plan Approval. This process addresses such items as parking, building location, snow removal, refuse storage and removal, fencing, landscaping, lighting, servicing, access, etc. The Applicant is aware of these requirements and will make the appropriate applications at a later date.

In addition to the typical conditions of site plan approval, such items as controlled access to the site and a Stormwater Management Plan will also be addressed and reviewed.

Comments Received Schedule "C":

The following comments were received in response to a request for comment circulated to various Departments and Agencies and to the Public:

1. Eric Jones, Engineering Associate, City of Brockville
(dated March 16, 2010, copy attached)

The Engineering Associate raised issues with respect to the following items:

- a) provision of a Stormwater Management Report;
- b) Downey Street storm sewer capacity,
- c) existing sanitary sewer which bisects the site – concerns regarding on-going protection of existing sewer through an easement with adequate protection of the underground pipe or relocation of sewer;
- d) identification of limits and location of existing watermain;
- e) identification of sewer and water services to the proposed mini-warehouse buildings, if any.

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2. Brent Caskenette, Chief Building Official, City of Brockville (*memo dated March 22, 2010 – copy attached*)

The Chief Building Official raised issues with respect to the following items which were not indicated on the proposed Site Plan:

- a) provision of two washrooms on site;
- b) provision of an access route for fire vehicles (access route to be not less than 9 metres in width),
- c) fire hydrants to be located within the required access route.

3. Greg Healy, Fire Prevention Officer, City of Brockville (*memo dated March 26, 2010 – copy attached*)

The Fire Prevention Officer raised issues with respect to the following:

- a) concern with the water supply in that particular area;
- b) fire department access is not adequate and therefore should be re-addressed.

The above-noted comments, while important, address issues associated with the design of the facility rather than the appropriateness of the development. Accordingly, the comments have been provided to the Applicant for review, to be addressed as part of the Site Plan review process. Resolution of each concern is essential prior to proceeding with development of the site.

4. Dan Ethier, MMAH

No comments submitted.

5. Craig Moss, Moss Autobody Ltd. (*letter date stamped 26 April 2010 – copy attached*)

Letter of support for proposed mini-storage use.

Issues Raised at the Public Meeting (Minutes Attached as **Schedule “E”**):

On 06 April 2010 a Public Meeting was held by the Economic Development Planning Development Committee. The minutes of the Public Meeting are attached as **Schedule “D”** to this report. The following addresses issues raised by correspondence and at the Public Meeting:

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1. No Development:

The matter of no development of this site was brought forward based on the previous use of the land. The site is currently designated and zoned for development. No application has been received to change it to Open Space nor has the current Owner expressed any such intention.

2. Increased Traffic:

A review by the Operations Department has confirmed that additional traffic will be generated by the proposed mini warehouse development as it is currently occupied by an existing private garage. However, due to the nature of the use, the increase in traffic is considered negligible.

3. Proximity of mini warehouse to residential dwellings:

The matter of the proximity of mini warehouse to residential dwellings was brought forward. As noted previously, the site could conceivably be developed for a range of residential uses, none of which require any buffering from adjacent lands and all of which generate additional traffic. The proposed site specific zoning establishes setbacks greater than that which would be required for a residential use, establishes a maximum building height of 5.5 metres, roughly equal to that of a single storey dwelling, and requires a solid board fence along the south and east property lines. Accordingly, the proposed development is screened, distanced and low enough to minimize the impact on adjacent residential uses.

POLICY IMPLICATIONS

As noted previously in this report, the proposed development does not comply with policies in the Official Plan. Accordingly, a new Special Policy is required to be added to the Official Plan to provide for the subject property to be used as proposed.

FINANCIAL IMPLICATIONS:


All costs associated with the Application for Official Plan Amendment and Application for Zoning By-law Amendment and for development of the facility are the responsibility of the Owner.

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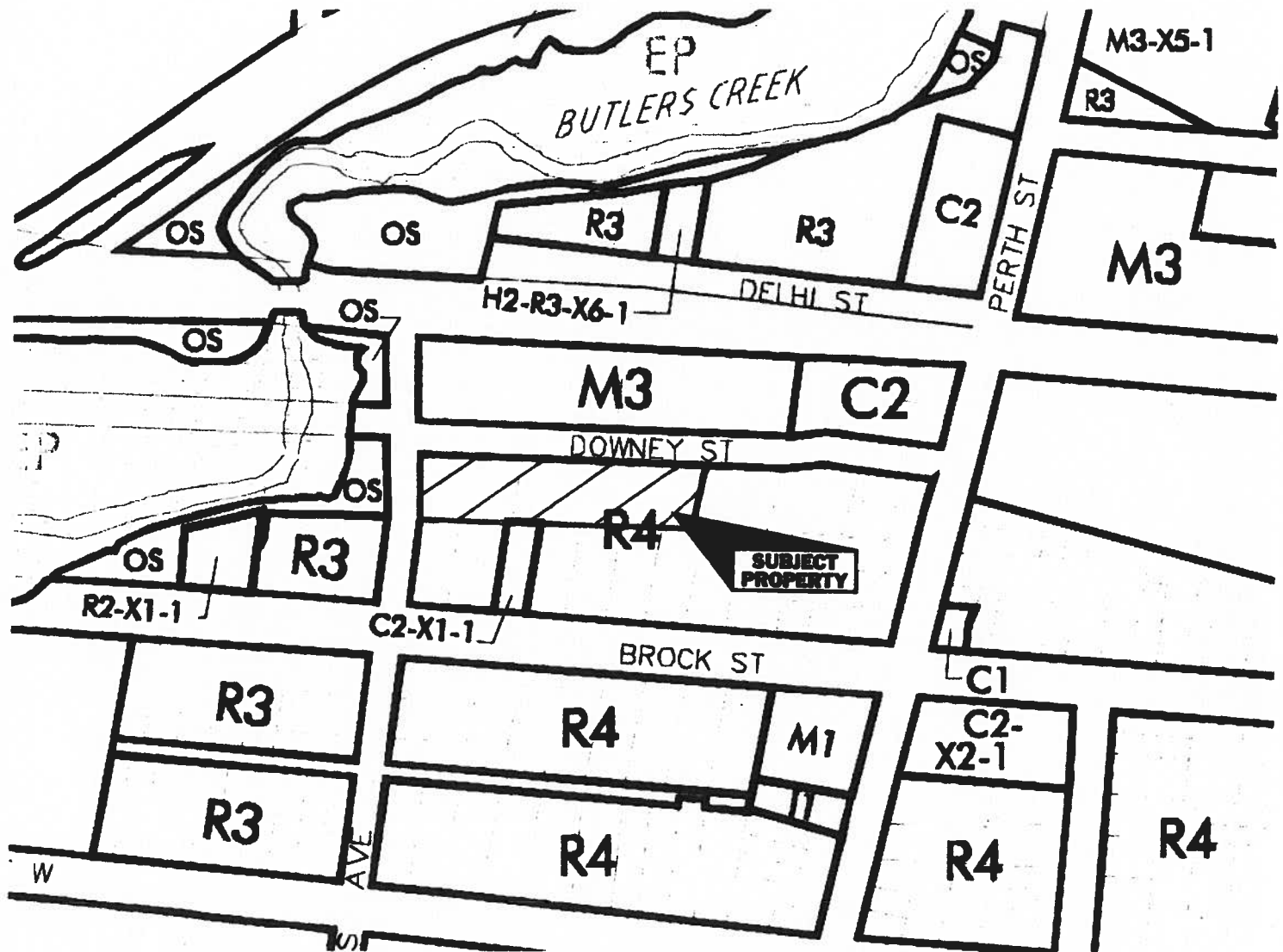
CONCLUSION

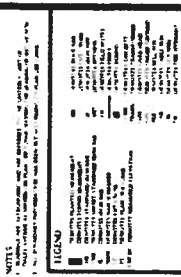
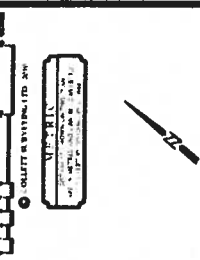
The proposed amendment to the Official Plan is consistent with policies within the Provincial Policy Statement as it represents barrier free intensification of the subject lands within the settlement area of Brockville on existing municipal infrastructure. In addition, the proposed amendment to the Official Plan and Zoning By-law 194-94 permit an otherwise underutilized landholding to be developed for a non-intrusive and residentially compatible use. In addition, should the use not come into being or should the use prove unmarketable, the land would remain available for residential development.





M. Maureen Pascoe Merkley
Director of Planning


J. Faursehou
Planner I


B. Casselman
City Manager





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MEMORANDUM

OPERATIONS DEPARTMENT



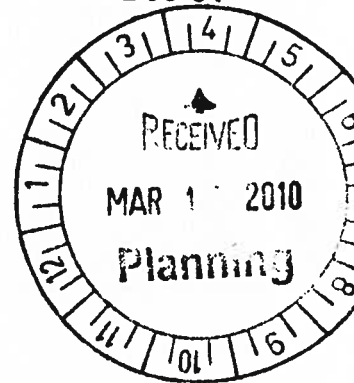
Date: 2010-03-16

File No: D00-01

To: Lorraine Bagnell
Administrative Coordinator - Planning

From: Eric Jones
Engineering Associate

Subject: Application for Official Plan and Zoning By-Law
Amendments – Downey Street
Your File: 266-88 and D14-141
PROPOSED MINI WAREHOUSE OPERATION

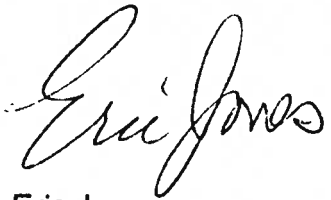


The Operations Department has reviewed the application to amend the Official Plan to allow the present vacant lands, located on the south side of Downey Street, to be used for those uses currently permitted in the R4 – General Residential Zone and for a mini warehouse operation. The following are concerns with the proposed mini warehouse operation:

- The land is currently vacant and with the proposed storage buildings and asphalt areas, there will be a significant increase in the amount of surface water, runoff which must not impact adjacent properties. A stormwater management report as per By-Law Number 86-92, is required to ensure that predevelopment runoff is equal to post development runoff. This will require off site discharges, controlled to pre development flows, which will necessitate on site storage retention.
- There is an existing (8") 200 mm to (9") 225 mm diameter storm sewer on Downey Street with limited sewer capacity now and is presently surcharged during a two (2) year rainfall return period.
- As indicated on the conceptual site plan prepared by Collett Surveying, there is an existing (9") 225 mm diameter sanitary sewer which crosses this site. This sanitary sewer is an active line and serves existing properties on Downey Street west of Perth Street, which flows southerly and connects to the sanitary sewer on Brock Street.
- The proposed storage building "A" is proposed to be built directly over this line. Due to the condition of this sewer line (vitrified clay pipe and age of service), no building should be allowed to be built in close proximity of the sewer. The sewer is

relatively shallow, and future access for repair, replacement, and on-going maintenance is essential. A minimum 6.0m wide easement should be required from the owner to allow access to the existing sanitary sewer. Another consideration for the developer is to reroute the sanitary sewer, west along Downey Street and connect to the existing sanitary trunk sewer located on the west side of Butler's Creek, thereby eliminating the existing sewer.

- The limits and location of the existing watermain is not shown on the conceptual plan.
- There are no sewer or water services indicated to the proposed mini warehouse buildings and therefore it is assumed that there is no proposed servicing required.

A handwritten signature in black ink, appearing to read "Eric Jones". The signature is fluid and cursive, with the first name "Eric" and last name "Jones" clearly distinguishable.

Eric Jones
Engineering Associate

EJ/wg

CITY OF BROCKVILLE
PLANNING DEPARTMENT - BUILDING SERVICES DIVISION

INTEROFFICE MEMORANDUM

TO: LORRAINE BAGNELL – ADMINISTRATIVE COORDINATOR
COPY:
FROM: BRENT CASKENETTE – CHIEF BUILDING OFFICIAL
SUBJECT: OP AND ZONING AMENDMENTS– FILE D14-141 AND 266-88
DOWNEY STREET
DATE: MONDAY, MARCH 22, 2010

Lorraine:

Our review of the proposal for the above noted subject site development has been completed and at this time would advise of the following:

1. OBC section 3.10.2.7.(2) – two washrooms, each containing a water closet and a lavatory, shall be provided within one of the buildings on the property. This requirement is not indicated on the proposed site plan.
2. OBC section 3.10.4.5.(2) – access routes for fire department vehicles shall be provided and shall not be less than 9 metres wide. No fire access route indicated.
3. OBC section 3.10.4.5.(3) – hydrants shall be located in the access routes required in sentence (2) so that the locations conform to Sentence 3.10.3.4.(3).

Sentence 3.10.3.4.(3) – hydrants shall be located in the access routes required so that, (b) for a building that is not sprinklered, a fire department pumper vehicle can be located in the access route so that the unobstructed path of travel for the firefighter is not more than, (i) 45 metres from the hydrant to the vehicle, and (ii) 45 metres from the vehicle to every opening in the building. These provisions have not been shown on the proposed site plan.

The applicant should be made aware that a review of complete construction drawings at the time of application for a building permit may reveal requirements of the Ontario Building Code, not evident at this time that may affect the site development.

Regards,



BRENT B. CASKENETTE – CHIEF BUILDING OFFICIAL
City of Brockville, One King Street West, P.O. Box 5000, Brockville, ON K6V 7A5
Tel. (613) 342-8772, ext. 441 – Fax (613) 498-2793 – Email: bcaskenette@brockville.com





MEMO

DATE: March 26, 2010
TO: Lorraine Bagnell, Administrative Coordinator, Planning
FROM: Greg Healy, Fire Prevention Officer
RE: **Application for Official Plan and Zoning By-law Amendments
Downey Street – Files 266-88 and D14-141**

Further to the above noted, please be advised the Fire Department has a concern with the water supply in that particular area.

Further, after reviewing the preliminary plans, fire department access is not adequate and therefore should be re-addressed.


GH/lm

Copy to: R. Burke, Chief Fire Prevention Officer



City of Brockville Planning Department

Dear Sir/Madame,

I received the notice of the public meeting regarding the Downey Street property for the proposed mini-storage. My business (Moss Auto Body Ltd.) is located directly across the street from the property. I wasn't available to attend the meeting, however, I feel that the proposed use is the best use of the property. I'm looking forward to seeing the land being developed in this way and I am in full support of Mr. Collett's application for re-zoning and wish him all the best.

Respectfully,



Craig Moss





**Public Meeting
Economic Development &
Planning Committee**

Tuesday, April 06, 2010, 6:00 p.m.
City Hall - Council Chambers

COMMITTEE MINUTES

Roll Call

Committee Members:

Councillor J. Baker, Chair
Councillor M. Kalivas
Councillor S. Williams
Mayor D. Henderson, Ex-Officio

Staff:

Ms. T. Brons, Administrative Coordinator, Clerk's Office (Recording Secretary)
Mr. B. Casselman, City Manager
Mr. J. Faurschou, Planner I
Mr. C. Law, Municipal Intern
Mr. A. McGinnis, Planner II
Ms. M. Pascoe Merkley, Director of Planning
Ms. S. Seale, City Clerk

Others:

Recorder and Times

The Chair called the meeting to order at 6:20 p.m.

STAFF REPORTS

1. **2010-050-04**

Proposed Amendments to the Official Plan and Zoning By-Law
194-94, Lots 44 to 50, Incl. Block 48 Plan 67,
Parts 1, 2 and 3 RP 28 R-12668, City of Brockville,
County of Leeds (Downey Street)
Owner: 1681083 Ontario Ltd.
Applicant: W. Brent Collett, O.L.S. File Nos.: 266-88 and D14-141

Councillor J. Baker, Chair, announced the Public Meeting.

Mr. Jonathan Faurschou, Planner I, announced that Notice of the Public Meeting for Staff Report 2010-050-04 was provided in the Recorder and Times Newspaper on March 4, 2010, and a notice was sent to surrounding property owners within 120 meters of the subject property and circulated to various departments and agencies.

Councillor Baker asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Baker provided an overview of the Public Meeting procedures and the nature of the application.

Mr. Jonathan Faurschou, Planner I, reviewed the proposed amendments to the Official Plan and Zoning By-Law. If approved, the amendment will allow the subject lands to be used for those uses permitted in the R4-General Residential Zone and for a mini warehouse operation.

The following persons spoke in support of the proposed amendments:

Mr. Brent Collett, 51 King Street East, Brockville, ON K6V 1A8

Mr. B. Collett, the applicant for the proposed amendment provided an overview of the application. Mr. Collett indicated that he feels a storage unit would be the best use of the lands being discussed and would be a transition between the industrial to the North and Residential to the South.

The following persons spoke against the proposed amendments:

Mr. David Wilson, 146 Brock Street, Brockville, ON K6V 4G4.

Mr. D. Wilson's property abuts the property in discussion. Mr. Wilson stated that he is against having a paved field behind his house and feels that this area should be left as green space.

Lloyd McFadden, 10 Downey Street, Brockville, ON K6V 4H2.

Mr. L. McFadden noted that he is concerned about the current level of traffic on the street and feels that this type of business in this area would increase the traffic. Mr. McFadden stated that he is concerned about the safety of the children and pedestrians in this area.

Mr. Jim Gill, 15 Downey Street, Brockville, ON K6V 4H1.

Mr. J. Gill resides east of the lands being discussed and noted traffic concerns in this area as it is close to a school and there are a number of children in the area. Mr. Gill noted that he does not want a warehouse next to his home.

Additions from applicant:

Mr. Brent Collett indicated that he understands the neighbours wanting to have open space for their children to play. Mr. Collett also noted that he does not foresee traffic as being a concern with a mini-storage business. Mr. Collett noted that the property would be esthetically nice with a private fence around the mini-storage facility. It was also noted by Mr. Collett that there is a demand for this type of business in the area and could be used for winter storage as well.

Councillor Baker questioned the proposed Official Plan amendment adding a new notwithstanding clause to permit a mini warehouse operation within a designated Residential area. Mr. Jonathan Faurschou noted that this would be site specific to this piece of property and the option for residential use would remain in that area.

Mr. Collett added that there would not be a staff person on the site of the mini-storage facility and feels that keeping the area within the R4 setting makes sense as a mini-storage facility is quiet and peaceful.

Councillor Baker indicated that the Planning Department would put the comments received tonight into a report and the matter would be brought back to the next Economic Development and Planning Committee meeting.

Moved by: Councillor Williams

THAT Report 2010-050-04 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.

CARRIED

The meeting adjourned at 6:51 p.m.

April 30, 2010

REPORT TO ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE – May 4, 2010

2010-074-05

**UNITED COUNTIES OF LEEDS & GRENVILLE/
ONTARIO REALTY CORP.
REQUEST FOR LICENSE TO PERMIT
THE CONSTRUCTION OF A LAY-BY
ON WALL STREET**

**SANDRA M. SEALE
CITY CLERK**

RECOMMENDED

THAT Council authorize the Mayor and City Clerk to execute an agreement with the United Counties of Leeds & Grenville and the Ontario Realty Corp. for the construction of a lay-by area to be located on the west side of Wall Street as per the drawing submitted by Thompson Rosemont Group.

PURPOSE

The Thompson Rosemont Group have submitted a proposal on behalf of the United Counties of Leeds & Grenville and the Ontario Realty Corp. for the construction of a lay-by area on the west side of Wall Street to facilitate off-street loading and unloading of delivery trucks for the Brockville Jail.

ANALYSIS/OPTIONS

The Brockville Jail is located adjacent to the Brockville Court House (east side). Since the Court has completed their renovations and become fully operational there has been a significant increase in motor vehicle traffic in the area.

Wall Street, located on the east side of the Court House, is the location of the main entrance to the Brockville Jail. It is a one-way street (north), which has metered parking on the east side and no parking, except Sundays, on the west side south of James Street East. The Court House property has very limited parking available on site, approximately eight parking spaces along Jail Street and no parking or loading areas along Wall Street.

Deliveries are made to the Brockville Jail several times per day and it becomes necessary for the delivery trucks to stop along the west side of Wall Street to load and unload goods. This causes traffic and safety concerns.

The proposal for a lay-by will locate a loading/unloading area off-street to the current boulevard area on the west side of Wall Street (as per the attached drawing). The applicant will bear the cost of constructing the lay-by area including the relocation of the sidewalk and the appropriate curbing. The applicant has also indicated that they will maintain the maintenance of the lay-by including winter snowplowing and sanding. The City will continue the maintenance of the sidewalk.

Further to this project, the applicant will also be replacing the current entrance enclosure located on Wall Street. The necessary applications will be submitted to the Planning Department.

The proposal was circulated to the Operations, Environmental Services and Planning Departments for review and comment. The departments have no comments with respect to the proposal. The applicant will be advised of the permits necessary for the construction of the lay-by.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report. All costs, including legal, will be borne by the applicant.



S. Seale
City Clerk

B. Casselman
City Manager

NEW ASPHALT ROAD
 NEW DEPRESSED CURB
 EXISTING CONCRETE SIDEWALK TO BE REMOVED
 ASPHALT REMOVAL
 TOPSOIL STRIPPING
 EXISTING GROUND ELEVATION
 FINISHED GROUND ELEVATION

1. VERIFY LOCATION OF ALL BURIED
 2. TO START OF CONSTRUCTION
 3. AREAS TO BE REINSTATED USING
 4. AND SOD

41 COURT

HOUSE SQUARE/

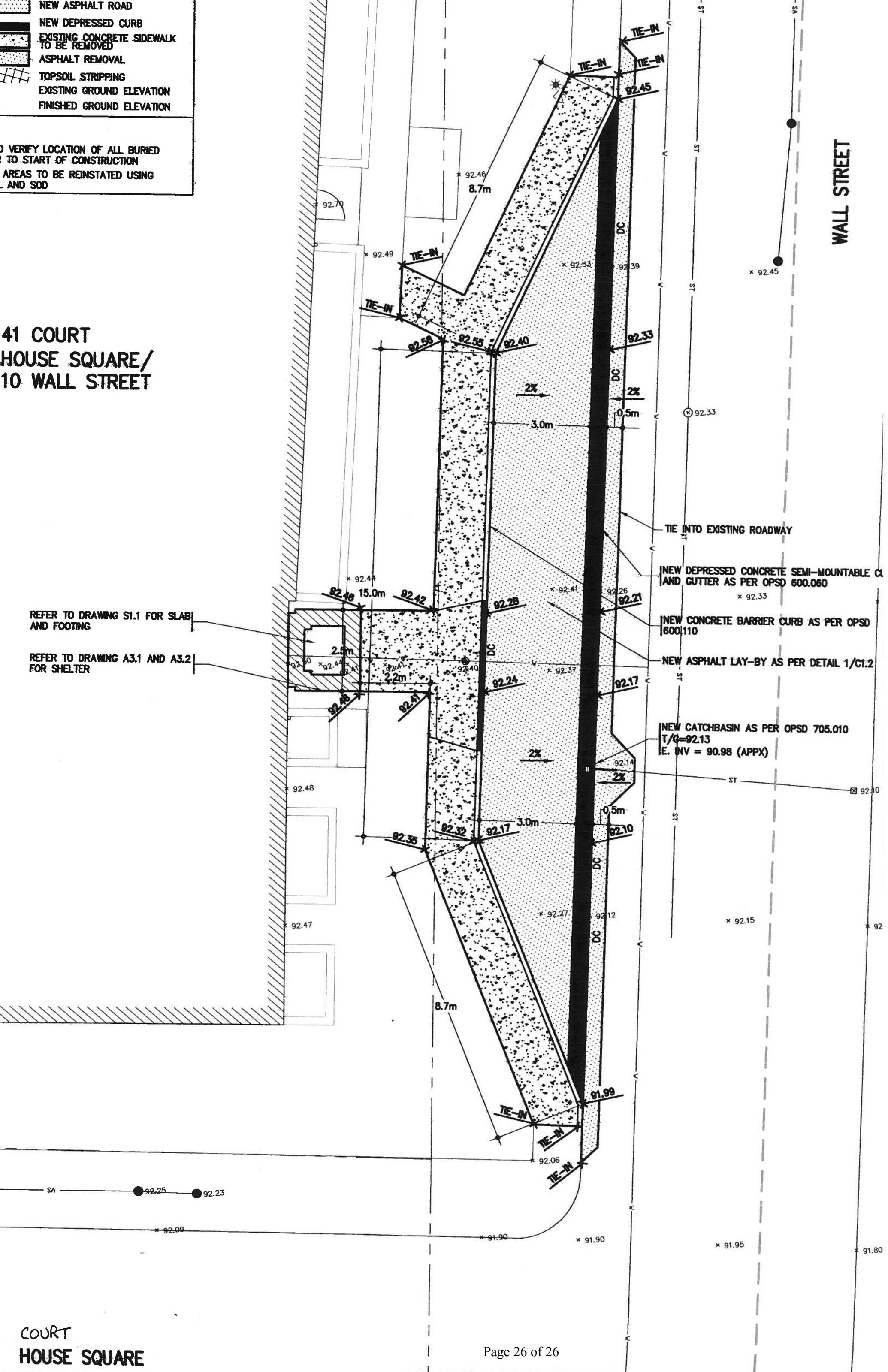
10 WALL STREET

REFER TO DRAWING S1.1 FOR SLAB

AND FOOTING

REFER TO DRAWING A3.1 AND A3.2

FOR SHELTER



COURT

HOUSE SQUARE