



## Economic Development & Planning Committee

February 2, 2010 - 4:00 pm  
City Hall - Council Chambers

### ***Committee Minutes***

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#### **ROLL CALL**

#### **COMMITTEE MEMBERS:**

Councillor J. Baker (Chair)  
Councillor M. Kalivas  
Councillor S. Williams

#### **OTHERS:**

Councillor H. Noble  
Councillor L. Journal

#### **STAFF:**

Ms. T. Brons, Administrative Coordinator (Recording Secretary)  
Mr. J. Faurschou, Planner I  
Mr. H. Jones, Fire Chief  
Mr. A. McGinnis, Planner II  
Ms. M. Pascoe-Merkley, Director of Planning

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The Chair called the meeting to order at 4:00 p.m.

#### **STAFF REPORTS**

- (i) 2010-018-02  
Site Plan Control Approval  
Villas of Northridge-Phase II

**THAT** Site Plan Approval be granted for the creation of a forty-eight (48) unit townhouse complex located on Liston Avenue, City of Brockville, subject to satisfying all requirements of the Cataraqui Region Conservation Authority. Said development shall be in accordance with the following drawings:

- i) "SKETCH ILLUSTRATING SITE PLAN", Issued by COLLETT SURVEYING LTD., File No. 6504-MSP18, dated 08 December 2009, as revised;

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- ii) "SKETCH ILLUSTRATING PROPOSED LANDSCAPING", Issued by COLLETT SURVEYING LTD., File No. 6504-MSP19-LANDSCAPE, dated Dec 2009, as revised:
  - iii) "LOT GRADING AND DRAINAGE, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. LG01, dated Nov 2009, as revised.
  - iv) "LOT GRADING AND DRAINAGE, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. LG02, dated Nov 2009, as revised.
  - v) "LOT GRADING AND DRAINAGE, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. LG03, dated Nov 2009, as revised.
  - vi) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C01, dated Nov 2009, as revised.
  - vii) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C02, dated Nov 2009, as revised.
  - viii) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C03, dated Nov 2009, as revised.
  - ix) "SANITARY/STORM/WATERMAIN CONSTRUCTION, THE VILLAS OF NORTHRIDGE, BROCKVILLE, ON", Issued by GENIVAR, Contract No. KN-09-114-00-KN, Drawing No. C04, dated Nov 2009, as revised.
  - x) "PROPOSED 4-UNIT TOWNHOUSE BLOCK "A, B, F, G & K"", Issued by SIDENHAM DESIGNS, Project No. Liston – A,B,F,G,K, Drawing No. A1, dated Jan., 2010, as revised.
  - xi) "PROPOSED 5-UNIT TOWNHOUSE BLOCK "C & E", Issued by SIDENHAM DESIGNS, Project No. Liston –C,E, Drawing No. R1, dated Jan., 2010, as revised.
  - xii) "PROPOSED 6-UNIT TOWNHOUSE BLOCK "D, I, & J", Issued by SIDENHAM DESIGNS, Project No. Liston –C,E, Drawing No. R2, dated Jan., 2010, as revised.

DEFERRED.

Mr. A. McGinnis, Planner II, presented Report 2010-018-02 regarding the application for Site Plan Control Approval for the Villas of North Ridge - Phase II. The purpose of this application is

to consider Site Plan Approval for the creation of a forty-eight (48) unit townhouse complex on Liston Avenue.

Councillor Baker questioned the storm drainage location. Mr. McGinnis noted that due to no curbing and no sidewalks in the development, the storm drains are located in the middle of the street.

Councillor Williams questioned the liability to the municipality with respect to the narrowness of the street (Fire Truck access, etc.) Fire Chief H. Jones indicated that he believes that as a private development the liability for fire truck access would lie with the developer unless the city assumes the development.

Councillor Williams questioned who would be responsible for parking control on the street. It was indicated by the Director of Planning that by passing a by-law the City would have the ability to enforce the area as a "fire route" and could designate authority to certain individuals to ticket vehicles as well as its own by-law enforcement officers.

Councillor Williams commented that it should be made clear to the purchasers of the dwelling units that the street does not meet City standards. Therefore, the City will not be responsible for road maintenance, garbage pickup or snow removal.

Councillor Kalivas noted concern about the possibility of future owners requesting the City to maintain the streets, provide garbage pickup and other services.

Councillor Baker asked if the City of Brockville standards are common amongst municipalities. The Director of Planning indicated that the City of Brockville follows common standards with respect to municipal roadways and developments.

Councillor Baker noted that there are concerns from various departments that are not being addressed and commented that although the original owners may be made aware of the standards, owners in the future may expect services from the City. Councillor Baker also noted concerns regarding fire safety due to the narrow street.

Fire Chief H. Jones suggested installing sprinkler systems in each unit.

Mr. Brent Collett of Collett Surveying Ltd., referred to the

Condominium Act and noted that this Act is in place to provide restrictions and governance to areas like this. Mr. Collett indicated that with each condominium a board is appointed to regulate "Common Elements" of the condominiums.

Colin Jardin, Engineer with Genivar Consulting, acting on behalf of Villas of North Ridge, noted that he feels the developers have addressed all concerns.

Mr. Fournier, legal representative, addressed the Committee on behalf of the developers. Mr. Fournier commented that the City of Brockville's development standards refer to a typical subdivision and that the proposed development is not a typical subdivision. Mr. Fournier indicated that the development cannot be successfully marketed with the wording of the clause stating that *"the developer discloses to each purchaser that this development is of private ownership and does not meet City design standards and that at no time in the future will the City consider assumption of the right of way or the infrastructure associated with the development"*. Mr. Fournier also commented that the current Council cannot bind a future Council.

Councillor Baker commented that he understands that the developers want to benefit from a relaxed set of standards by having a common elements condominium but is concerned about what will be asked of the City in the future.

Ms. M. Pascoe-Merkley, Director of Planning, noted that there is a recommendation for approval of this project but with the request being made by the developer and its agents, she suggested that more information from the Operations Department is needed with respect to garbage pickup, snow removal, etc.

Ms. Veenstra, Villas of North Ridge, indicated that the development would be too difficult to market with the clause *"the developer discloses to each purchaser that this development is of private ownership and does not meet City design standards and that at no time in the future will the City consider assumption of the right of way or the infrastructure associated with the development"* and noted that she would pull the development if the wording remained. The Director of Planning believed that the wording could be modified.

Councillor Noble recommended that the matter be referred back to staff to investigate the possibility of the municipality providing

services.

The Director of Planning noted that the operational questions would have to be addressed by the Operations Department before the City could go forward with the approved.

This matter was referred to Staff for more information and will be taken back to the first EDP Meeting of March.

- (ii) 2010-020-02  
Proposed Amendment to Sign By-law  
75 King St. East  
(Keller Williams - Solid Rock Realty)  
Moved by: Councillor Williams

THAT the application to amend Sign By-law 84-89 to allow Keller Williams - Solid Rock Realty Inc. to install a ground sign within a residential zone, and to be located within the visibility triangle at the southwest corner of King Street and Park Street, Brockville be approved.

CARRIED

- (iii) 2010-021-02  
Extension of Removal of Part Lot Control  
Lot H and Lot I, Block 24, Plan 67  
10 and 12 Charlotte Place, City of Brockville  
Owner: Legion Village 96 Seniors  
Residence Brockville Inc.  
Moved by: Councillor Kalivas

THAT a by-law be enacted pursuant to Section 50(7) of the Planning Act R.S.O. 1990 to extend the time frame for removal of Part Lot Control from lands described as Lot H and Lot I, Block 24, Plan 67, known municipally as 10 Charlotte Place and 12 Charlotte Place, City of Brockville, County of Leeds.

CARRIED

- (iv) 2010-022-02  
Delegation of Authority for Site Plan Control Approval  
to the Chief Planning Officer

Moved by: Councillor Kalivas

THAT a by-law be enacted pursuant to Section 41(13) of the

Economic Development & Planning Committee  
February 2, 2010

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Planning Act R.S.O. 1990 to delegate Council's authority with respect to Site Plan Control Approval to the Chief Planning Officer for the City of Brockville, with an option for an applicant or any member of Council to refer the matter to City Council.

CARRIED

## **CONSENT AGENDA**

The following agenda items were passed by Consent of the Committee

1. 2010-020-02 - Proposed Amendment to Sign By-Law - 75 King St. E.
2. 2010-021-02 - Extension of Removal of Part Lot Control - 10 & 12 Charlotte Place
3. 2010-022-02 - Delegation of Authority for Site Plan Control Approval to the Chief Planning Officer.