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Committee Members

Councillor M. Kalivas, Chair  
Councillor J. Baker  
Councillor D. Beatty  
Councillor J. Earle  
Mayor D.L. Henderson, Ex-Officio

Areas of Responsibility

Economic Development  
Planning  
DBIA  
Heritage Brockville

Museum Board  
Library Board  
Arts Centre  
Chamber of Commerce  
Tourism

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***PUBLIC MEETING  
AGENDA***

Page

**Item**

3-9

1. 2011-070-07  
Proposed Amendment to Zoning By-Law 194-94,  
605 King Street West, Brockville,  
Owner: Ogilvie Realty Ltd.  
Agent: Eastern Engineering Group Inc.

11-17

2. 2011-071-07  
Proposed Amendment to Zoning By-Law 194-94  
108 Waltham Road, Brockville  
Owner: 882604 Ontario Limited  
c/o Saumure Group of Companies  
Agent: Wendy Gifford



29June2011

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 5 JULY 2011**

**2011-070-07**

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94, M. PASCOE MERKLEY  
605 KING STREET WEST, BROCKVILLE DIRECTOR OF PLANNING  
OWNER: OGILVIE REALTY LTD.  
AGENT: EASTERN ENGINEERING GROUP INC.  
FILE NO.: D14-148**

**RECOMMENDED**

THAT Report 2011-070-07 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**

Dave Poole, Eastern Engineering Group Inc., acting on behalf of Ogilvie Realty Ltd., owner of lands described as Part of Lot 17, Concession 1, City of Brockville, County of Leeds (municipal address 605 King Street West located on the south side of King Street West between Country Club Place on the west and Chipman Road on the east) has submitted an application for amendments to City of Brockville Zoning By-law 194-94.

The proposed amendment to Zoning By-law 194-94 would, if approved, rezone the subject lands from R1-Single Unit Residential to R4-General Residential Zone to allow for the development of six (6) townhouse dwelling units which would be accessed by a common driveway off of King Street West.

**ANALYSIS**

**Schedule “A-1”** is a copy of the front and rear elevations of the proposed townhouse units. **Schedule “A-2”** to this report is a preliminary site plan showing the location of the six townhouse units, the entranceway to the property via a common driveway (proposed right-of-way), individual driveways to each townhouse unit, setbacks from adjacent residentially zoned properties and from King Street West, as well as a proposed easement at the rear of the property for lot maintenance.

**Official Plan and Zoning:**

Official Plan Designation (In Force):	Residential (no change proposed)
Official Plan Designation	
(New Plan adopted by Council June 14, 2011):	Neighbourhood Area
Existing Zoning:	R1-Single Unit Residential Zone
Proposed Zoning:	R4-General Residential Zone

Proposed Amendment to Zoning By-Law 194-94,  
 605 King Street West, Brockville  
 Owner: Ogilvie Realty Ltd.  
 Agent: Eastern Engineering Group Inc.  
 File No.: D14-148

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<b>Zoning Requirements for R4 Zone</b>		
	<b>Required</b>	<b>Proposed</b>
Minimum Lot Area	185 m <sup>2</sup>	261.6 m <sup>2</sup>
Minimum Lot Frontage	6.0 m	6.96 m
Minimum Front Yard	6.0 m	13.81 m
Minimum Interior Side Yard	1.5 m	2.67 m
Minimum Rear Yard	7.5 m	7.62 m
Minimum Lot Depth	25.0 m	37.44 m
Minimum Landscaped Space	30%	43%
Maximum Number of Units	37/hectare	24/hectare
Maximum Height	10.5 m	6.0 m

#### Site Characteristics:

Total Area: 2,546 m<sup>2</sup> (27,404.92 ft<sup>2</sup>)  
 Frontage King Street West: 67.14 m (220.28 ft.)  
 Average Depth: 38.0 m (124.67 ft.)

The subject property is currently vacant with some perimeter vegetation and a portion of a former parking area (asphalt) from the previous use as a car dealership.

#### Surrounding Land Uses:

**North:** The lands to the north (north side of King Street west - immediately across from the subject lands) are zoned R1-Single Unit Residential Zone and are occupied by older two storey residential dwellings.

**East:** The lands to the east (south side of King Street West) are zoned R1-Single Unit Residential Zone and are occupied by two storey single detached dwellings.

**South:** The lands to the south are zoned are zoned R1-Single Unit Residential Zone and are occupied by two storey single detached dwellings.

**West:** The lands to the west are zoned R4-X1-2 Site Specific General Residential Zone and are occupied by condominium townhouses (Country Club Place).

Proposed Amendment to Zoning By-Law 194-94,  
605 King Street West, Brockville  
Owner: Ogilvie Realty Ltd.  
Agent: Eastern Engineering Group Inc.  
File No.: D14-148

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**Comments Received Schedule "B":**

**Internal:**

1. Brent Caskenette, Chief Building Official (*memo dated June 13, 2011*)  
  
"... no concerns provided that the applicant obtain the necessary permits at the time of construction."  
  
"The applicant should be made aware that a review of completed construction drawings at the time of application for building permit may reveal requirements of the Ontario Building Code, not evident as part of this notice, which may affect the site development. "  
  
2. C. Cosgrove, Director of Operations (*email dated June 17, 2011*)  
  
No comments.  
  
3. S. Allen, Acting Supervisor of Engineering (*memo dated June 27, 2011*)  
  
No concerns.  
  
4. G. Healy, Fire Prevention Officer (*email dated June 28, 2011*)  
  
No Concerns.

**External:**

5. Ruth Leeder, 131 Chipman Road, Brockville, ON K6V 6Y7 (*letter dated June 27, 2011 attached*)  
  
Opposed to rezoning for townhouse development. Property should be developed for single family homes similar to others on Chipman Road. Proposed development would be contrary to the quiet nature of the neighbourhood and would lower property values nearby.

**Potential Issues for Discussion:**

1. Appropriateness of proposed amendment to R4- General Residential Zone.
2. Appropriateness of proposed development.
3. Neighbourhood impacts, if any.

Proposed Amendment to Zoning By-Law 194-94,  
605 King Street West, Brockville  
Owner: Ogilvie Realty Ltd.  
Agent: Eastern Engineering Group Inc.  
File No.: D14-148

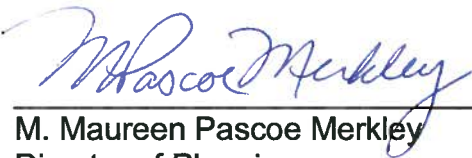
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## POLICY IMPLICATIONS

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 proposed amendments.

## CONCLUSION

The Staff Report on these matters, including a detailed analysis of the proposed amendments, 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.



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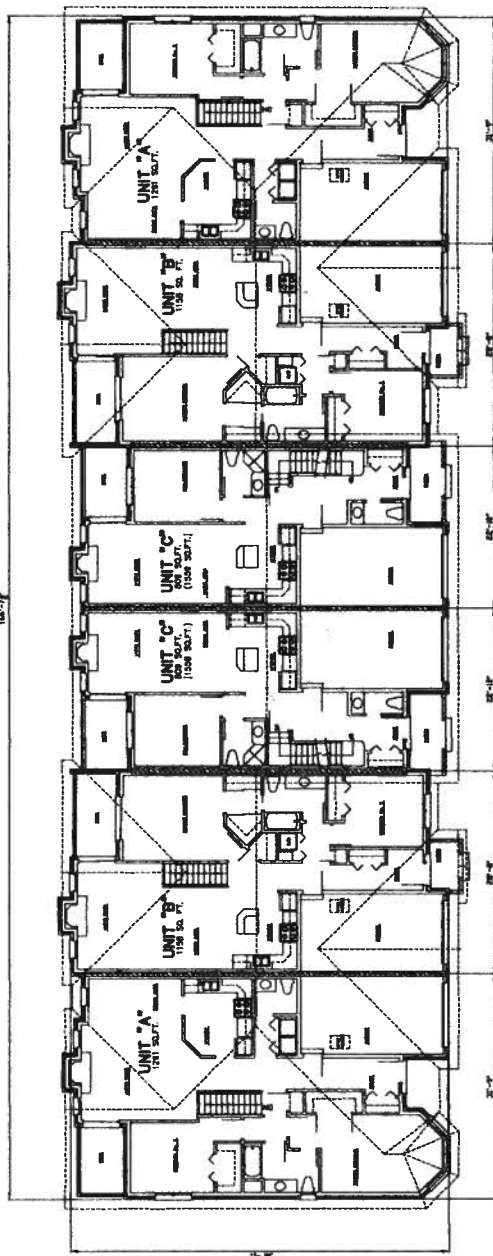
M. Maureen Pascoe Merkley  
Director of Planning



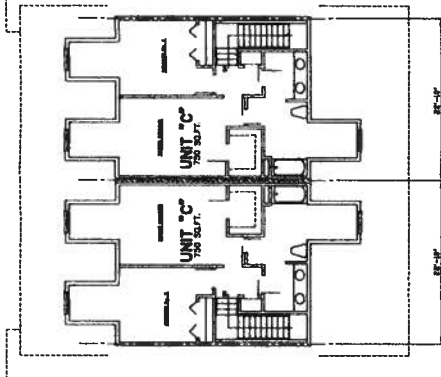
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Bob Casselman  
City Manager

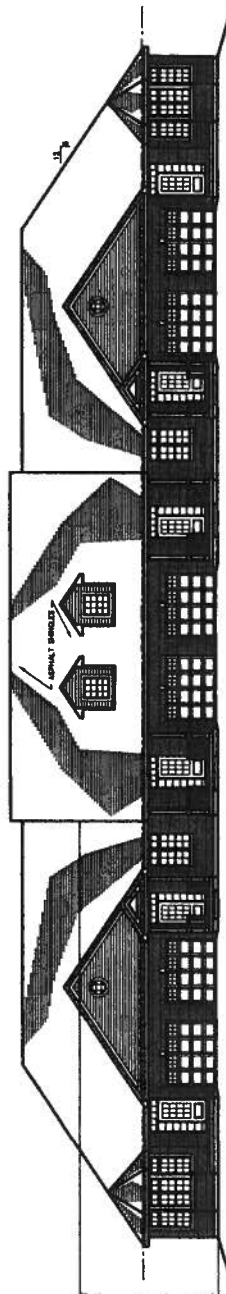
# SCHEDULE "A-1" - Report 2011-070-07



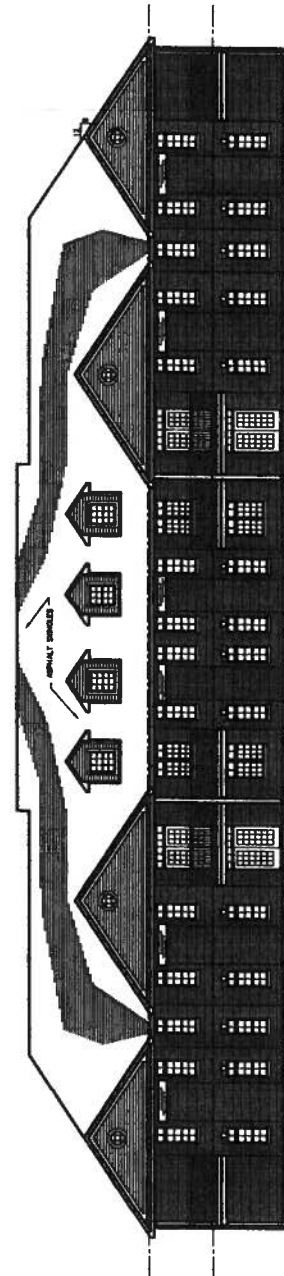
MAIN FLOOR PLAN  
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



NORTH ELEVATION  
SCALE 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

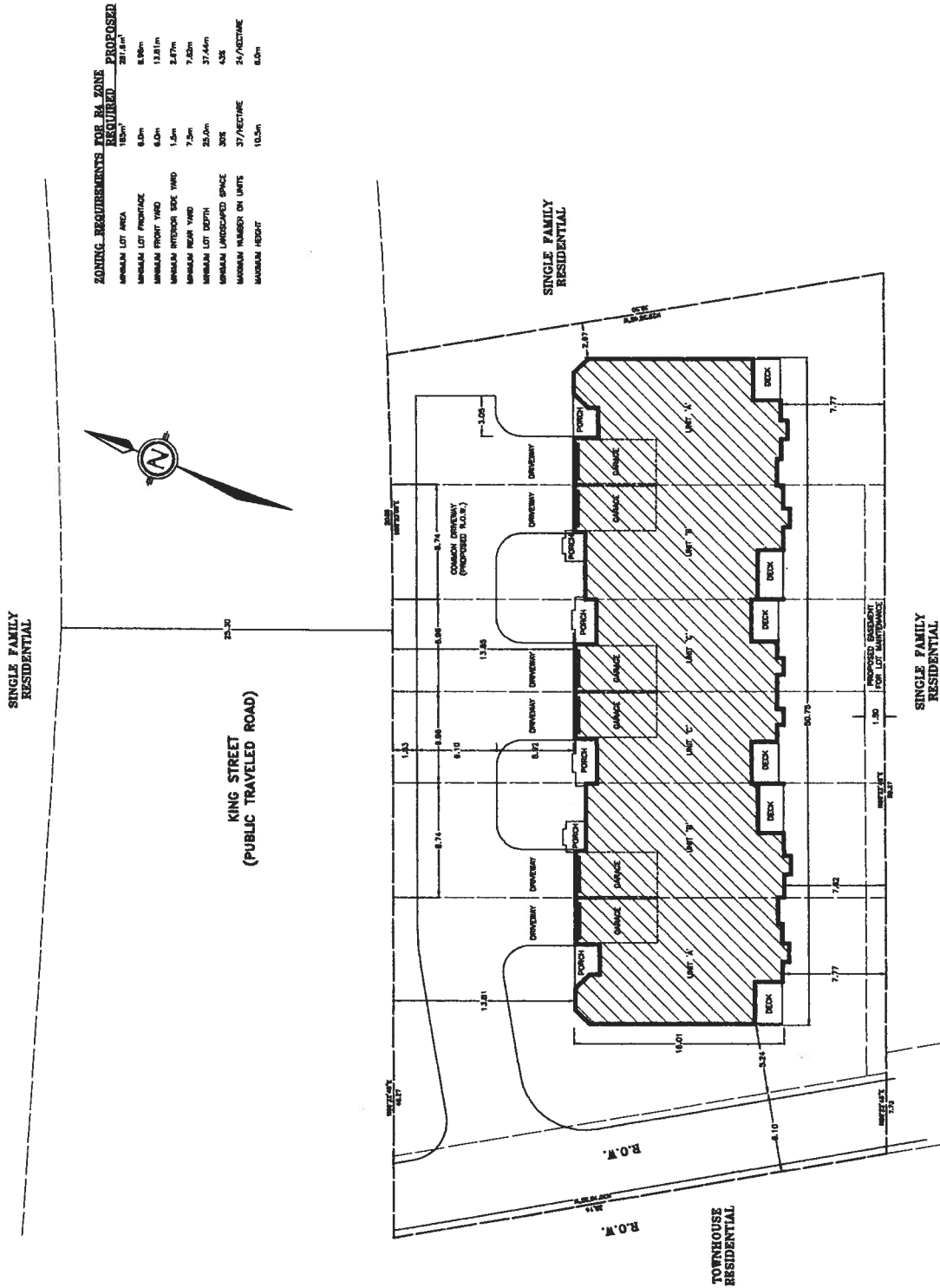
<b>EASTERN ENGINEERING GROUP INC.</b> CONSULTING ENGINEERS 1000 Highway 104, Suite 100 Scarborough, Ontario M1B 2Y1 Tel: (416) 291-1111 Fax: (416) 291-1112 Email: info@easterneng.ca		<b>EASTERN ENGINEERING GROUP INC.</b> CONSULTING ENGINEERS 1000 Highway 104, Suite 100 Scarborough, Ontario M1B 2Y1 Tel: (416) 291-1111 Fax: (416) 291-1112 Email: info@easterneng.ca		<b>PROPOSED TOWNHOUSE DEVELOPMENT</b> KING STREET WEST BROCKVILLE, ONTARIO OBLIVE REALTY LTD.		<b>CONCEPT FLOOR PLANS &amp; ELEVATIONS</b> Project No. 2011-070-07 Date: July 25, 2011 Scale: 1/8" = 1'-0" Drawing No. A1 Revision: 0	
1. Date: 1/1/11 2. By: [Signature] 3. Date: [Blank] 4. By: [Blank]		5. Date: [Blank] 6. By: [Blank]		7. Date: [Blank] 8. By: [Blank]		9. Date: [Blank] 10. By: [Blank]	

As the Engineer, I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the Province of Ontario.

The computer used shall not vary at all from the original.

Drawings are not to be used.

**SCHEDULE "A-2" - Report 2011-070-07**





# SCHEDULE "B" - Report 2011-070-07

131 Chipman Road

Brockville, On.

K6V 6Y7

June 27, 2011

Director of Planning

City of Brockville

Brockville, On.

Dear Ms Pascoe Merkley

I am writing to oppose the proposed rezoning and townhouse development at 605 King Street West.

This property is an integral part of the Chipman Road neighbourhood and should be developed as originally intended with single family homes similar to others on the street. The development of 6 smaller residences on the property would be contrary to the quiet nature of the neighbourhood and would lower the value of existing homes nearby.

I ask the Economic Development Planning Committee to refuse the zoning change from single family residential at 605 King Street West.

Yours truly

Ruth Leeder





**28June2011**

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 5 JULY 2011**

**2011- 071-07**

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94, M. PASCOE MERKLEY  
108 WALTHAM ROAD, BROCKVILLE DIRECTOR OF PLANNING**

**OWNER: 882604 ONTARIO LIMITED**

**C/O SAUMURE GROUP OF COMPANIES**

**AGENT: WENDY GIFFORD**

**FILE NO.: D14-149**

**RECOMMENDED**

THAT Report 2011-071-07 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**

Wendy Gifford, acting on behalf of 882604 Ontario Limited, owner of lands described as Part of Lot L, Registered Plan 332, being Part 2 on Reference Plan 28R-12366, City of Brockville, County of Leeds (municipal address 108 Waltham Road located on the north side of Waltham Road between Crocker Crescent on the west and Broome Road on the east) has submitted an application for amendment to City of Brockville Zoning By-law 194-94.

The proposed amendment to Zoning By-law 194-94 would, if approved, rezone the subject lands from M1-Industrial Park Zone to M1-Industrial Park Site Specific Zone to allow for the addition of a "clinic" as a permitted use on the subject property. Two clinics are being proposed to occupy vacant space within the existing building; one for an optometric clinic, with a second for a physiotherapy clinic.

**ANALYSIS**

**Schedule "A"** to this report is a copy of the site plan showing the location of the existing building at 108 Waltham Road, indicating the two vacant units within the building that would be occupied by the two clinics.

**Official Plan and Zoning:**

Official Plan Designation (In Force):

Industrial (no change proposed)

Official Plan Designation

(New Plan adopted by Council June 14, 2011):

Employment Area

Proposed Amendment to Zoning By-Law 194-94,  
108 Waltham Road, Brockville  
Owner: 882604 Ontario Limited c/o Saumure Group of Companies  
Agent: Wendy Gifford  
File No.: D14-149

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Existing Zoning: M1-Industrial Park Zone  
Proposed Zoning: M1-Industrial Park Site Specific Zone (addition of a "clinic" as a permitted use)

Site Characteristics:

Total Site Area: 7115.48 m<sup>2</sup> (1.76 acres)  
Frontage - Waltham Road: 119.88 m (393.31 ft)  
Average Depth: 59.88 m (196.46 ft)  
Building Area: 1393.55 m<sup>2</sup> (15,000 ft<sup>2</sup>)

The subject property is occupied by an office building which was constructed in 2009 and currently houses the offices of the Municipal Property Assessment Corporation. The remainder of the building is vacant.

Surrounding Land Uses:

North: The vacant lands to the north are occupied by the City's storm water detention basin, and beyond with vacant lands with frontage on Crocker Crescent, which lands are zoned M1-Industrial Park.

East: The lands to the east (at the northwest corner of Waltham and Broome Roads) are zoned M1-X9-2 Industrial Park Site Specific Zone and are occupied by the TSC Store (agriculture and hardware).

South: The lands to the south (south side of Waltham Road) are zoned C7-X9-3 Power Centre Site Specific Zone and are occupied by the Wal-Mart Super Centre.

West: The lands to the west are zoned M1-Industrial Park Zone and are occupied by the St. Lawrence Pools Ltd. building which is occupied by St. Lawrence Pools, Compu-Silv Computers, and Cosmo Prof (professional personal care products).

Comments Received Schedule "B":

Potential Occupants (clinic occupancies)

1. Optometrists - Dr. R. Brown and Dr. C. Chant (*letter received June 10, 2011 attached*)
  - require larger square footage (approximately 3,000 sq.ft.) to accommodate growth

Proposed Amendment to Zoning By-Law 194-94,  
108 Waltham Road, Brockville  
Owner: 882604 Ontario Limited c/o Saumure Group of Companies  
Agent: Wendy Gifford  
File No.: D14-149

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- require adequate parking
- desire north end location
- stable rent

2. Podium Sports Therapy Clinic (*letter dated June 10, 2011 attached*)

- require larger space to expand business and allow for continued growth
- desire north end location (2 existing physiotherapy clinics are located in the downtown area, and currently service large clientele from the adjacent industrial area)
- rental space within budget

City Departments

1. Brent Caskenette, Chief Building Official (*memo dated June 17, 2011*)

"... no concerns provided that the applicant obtain the necessary permits at the time of construction."

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

2. C. Cosgrove, Director of Operations

No concerns.

3. S. Allen, Acting Supervisor of Engineering (*memo dated June 27, 2011*)

No concerns.

4. G. Healy, Fire Prevention Officer (*email dated June 28, 2011*)

No Concerns.

Potential Issues for Discussion:

1. Appropriateness of proposed additional use (clinic).

Proposed Amendment to Zoning By-Law 194-94,  
108 Waltham Road, Brockville  
Owner: 882604 Ontario Limited c/o Saumure Group of Companies  
Agent: Wendy Gifford  
File No.: D14-149

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## POLICY IMPLICATIONS

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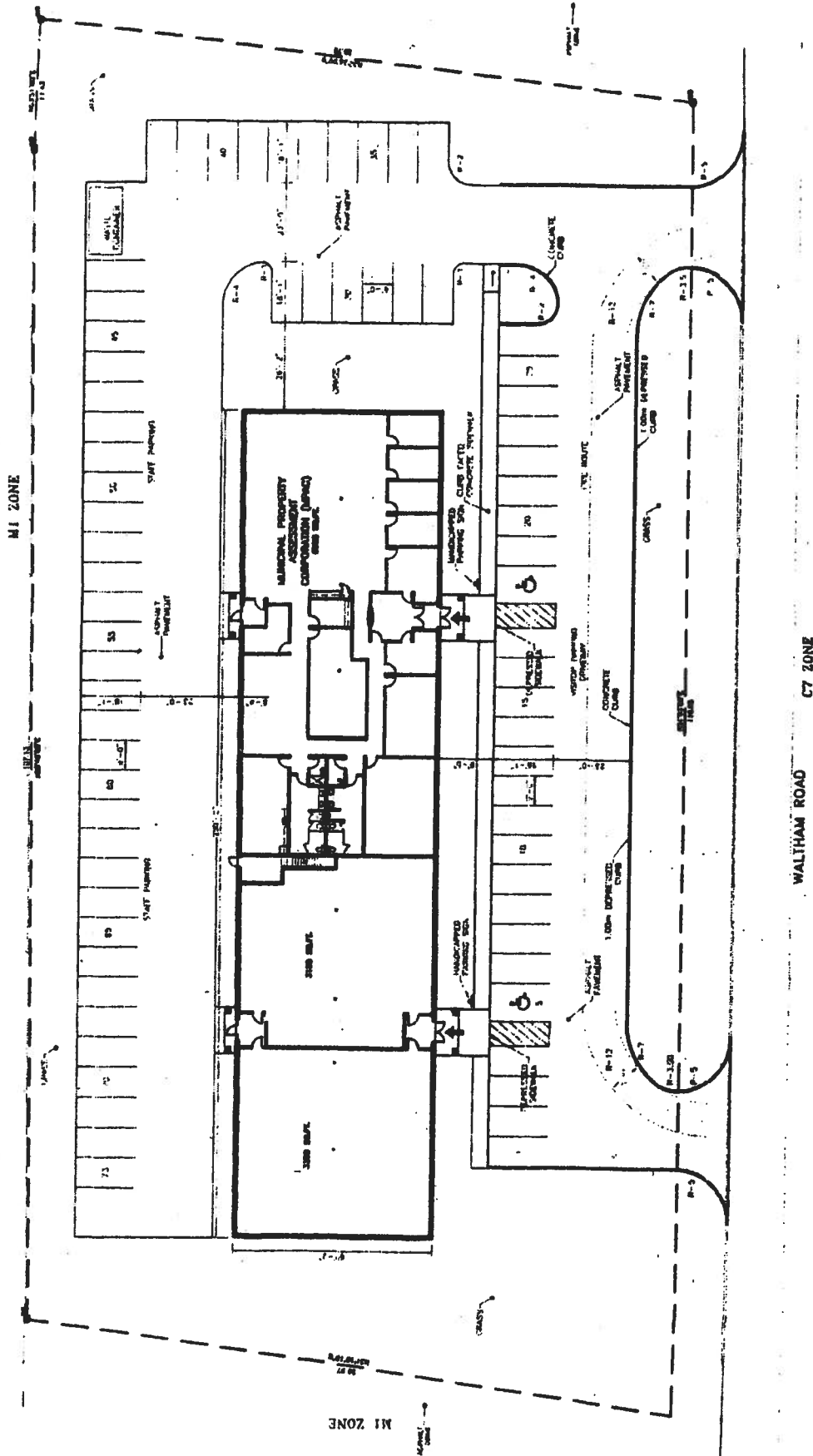
## CONCLUSION

The Staff Report on these matters, including a detailed analysis of the proposed amendments, 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  
Director of Planning

  
Bob Casselman  
City Manager

IN 02 IN



2211 Parkedale Ave.  
Unit 7, Brockville, ON



Ph: 613-498-0036  
Fax: 613-498-2495

June 10, 2011

The application of rezoning for 108 Waltham Road is being requested and supported by Podium Sports Therapy Clinic. Podium Sports Therapy is a Clinic offering a variety of medical type services, including: Physiotherapy, Massage Therapy, Athletic Therapy, Orthotic services, and Osteopathy.

Our clinic has prospered in the north end of Brockville over the past five years and needs to relocate for additional space. Finding a location of 3000 square feet, with adequate parking and at a reasonable cost has proven difficult. Our search has lead us to 108 Waltham Road. It would appear to be our last opportunity to expand our business and continue to grow in the north end.

There are several reasons why we have decided to remain in the north end of Brockville:

- \* 2 existing physiotherapy clinics in the downtown area
- \* large clientele from the adjacent industrial area
- \* adequate clinic space and parking within our budget

Without additional space our business will not continue to grow. We ask that council approve the zoning change to include Clinic type businesses, so Podium Sports Therapy may continue to serve the people of Brockville in the best possible manner.

Sincerely;

A handwritten signature in black ink, appearing to read "D. Munro".

D.Munro BSc.Kin., BHSc.PT

A handwritten signature in black ink, appearing to read "S. Morrison".

S.Morrison BSc.Kin., BSc.PT



**DR R BROWN AND DR C CHANT  
OPTOMETRISTS**

2211 Parkedale Avenue

Unit # 6

Brockville, ON K6V 6B2

Tel. (613) 342-6986

Fax (613) 342-1015

To Whom It May Concern:

We have been practicing optometry in Brockville for the past seventeen years in two separate locations. We have been in our present location for nine years.

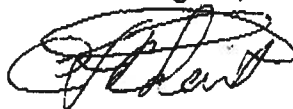
Our practice has continued to grow and we are in need of a larger square footage in order to accommodate this growth.

Our main needs involve adequate parking, north end location, stable rent and approximately 3000 square feet of rental space. None of these are available at our present location. We have employed two separate Real Estate agents and have not found anything suitable for the past year in Brockville.

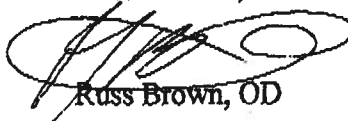
The building at 108 Waltham Road fits all of our needs perfectly at this time however it is not currently zoned for our use. We are asking for you to consider a change in the present zoning at that location to enable us to relocate our practice.

I thank you for considering this application.

Kindest Regards,



Cherice Chant, OD



Russ Brown, OD