

Economic Development & Planning Committee

Tuesday, May 02, 2017, 5:00 pm
City Hall, Council Chambers

COMMITTEE MINUTES

Members Present:

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

Absent:

Councillor J. Earle

Staff:

D. Dick, Director of Corporate Services
J. Faurschou, Planner I
S. MacDonald, City Clerk
A. McGinnis, Planner II
L. Murray, Deputy City Clerk (Recording Secretary)

The Chair called the meeting to order at 5:00 pm.

DISCLOSURE OF INTEREST

Nil.

DELEGATIONS AND PRESENTATIONS

Nil.

CORRESPONDENCE

Nil.

REPORTS FROM BOARDS AND COMMITTEES

1. Board of Management for Brockville Museum

Natalie Wood provided an overview of the Museum's operations.

Mayor Henderson asked how they access the travelling exhibits. Natalie explained that there are a number of exhibits available; they choose the ones that suit Brockville's theme. She added that there is a fee associated with hosting these exhibits and they were made possible in 2016 from donations and grants.

Councillor Baker asked how it was decided to close Sundays. Natalie replied that it is the least busy day on the weekends.

STAFF REPORTS

1. 2017-046-05
Proposed Amendment to Zoning By-law 050-2014
414 King Street West, Brockville
Owner: Lanark Leeds & Grenville Addictions & Mental Health

Moved by: Councillor Kalivas

THAT Zoning By-law 050-2014 be amended to rezone lands described as Part Lot 14, Block 59, Plan 67, City of Brockville, County of Leeds with municipal address 414 King Street West from R3 - General Residential Zone to R3 - General Residential Special Exception Zone, to permit the construction of a four (4) unit Maisonette Dwelling with reductions to Lot Area, Lot Frontage, Interior Side Yard requirements and parking from the required five (5) spaces to four (4) spaces.

CARRIED

Andrew McGinnis, Planner reviewed his report for the committee. Andrew explained that the applicant and the agent have revised the plans in an attempt to address some of the concerns that arose at the public meeting. He explained that the report had been circulated to the neighbours who had requested copies and their comments are mostly favourable.

Councillor Baker had concerns with their only being one parking spot per unit. He suggested this could become an issue should the use of the property change in the future. He feels this is just encouraging on street parking. Councillor Baker asked how the lot area had changed. Mr. Poole of Eastern Engineering Group responded that initially they were using a plan from the City's files and then Andrew found a reference plan that showed differently, so the lot area increased from 960.09 square metres to 1043

square metres.

Councillor Kalivas felt a second story would have been a better choice. He asked if the owner had considered reducing the units to three in order to gain more lot area. Lori Dube representing the owner replied that they really can't afford to lose an apartment or the associated income.

2. 2017-047-05
Proposed Amendment to Zoning By-law 050-2014
54, 56, 58 and 60 Pearl Street East, Brockville
Owners: Iran and Mehrab Saidi

Moved by: Councillor Baker

1. THAT Zoning By-law 050-2014 be amended to rezone lands with municipal address 54, 56, 58 and 60 Pearl Street East from R4 - General Residential Zone, in part, and C1-2 - Local Commercial Special Exception Zone, in part, to R4 - General Residential Special Exception Zone, in part, and C1- Local Commercial Special Exception Zone, in part, which would permit the single detached dwelling, semi-detached dwelling and commercial building located on the property and would establish site-specific provisions in accordance with existing conditions, to facilitate severance into four (4) separate lots.
2. THAT Council Authorize the Mayor and Clerk to execute the necessary encroachment agreements with the property owner(s) of 54, 56, 58 and 60 Pearl Street East, Brockville.

CARRIED

3. 2017-051-05
Proposed Plan of Subdivision
Parts of Lots 15, 19 and 22, Plan 206,
Centre Street - Phase II, City of Brockville
Owner: Brockville Centre Development Corporation
Agent: PMP 7904274 Canada Inc. - Ms. Jane Almond
Moved by: Councillor Kalivas

THAT Council for the Corporation of the City of Brockville, acting pursuant to Section 51 (6) of the Planning Act, R.S.O. 1990, grant final approval with respect to the plan of subdivision on lands described as Part of Lots 15, 19

and 22, Plan 206, being Parts 2 and 5, Reference Plan 28R-12501, City of Brockville, County of Leeds, subject to receipt of the following:

- i. Final stamped design drawings; and
- ii. Final Hydro-One Agreement confirmation.

CARRIED

NEW BUSINESS - REPORTS FROM MEMBERS OF COUNCIL

Nil.

CONSENT AGENDA

Moved by: Councillor Baker

THAT the following items be placed on Consent Agenda:

1. 2017-047-05
Proposed Amendment to Zoning By-law 050-2014
54, 56, 58 and 60 Pearl Street East, Brockville
2. 2017-051-05
Proposed Plan of Subdivision
Parts of Lots 15, 19 and 22, Plan 206,
Centre Street – Phase II, City of Brockville

ADJOURNMENT

Moved by: Mayor Henderson

THAT the Economic Development and Planning Committee adjourned its meeting until the next regular meeting scheduled for June 6, 2017.

CARRIED

The meeting adjourned at 5:48 pm.