



Economic Development and Planning Committee

Tuesday, January 16, 2007
City Hall – Council Chambers

COMMITTEE MINUTES

ROLL CALL

COMMITTEE MEMBERS:

Councillor J. Baker, Acting Chair
Councillor G. Beach

ABSENT:

Councillor M. Kalivas

OTHER COUNCILLORS:

Councillor S. Williams
Councillor H. Noble

STAFF:

Ms. J. Amini, Administrative Coordinator, Clerk's Office (Recording Secretary)
Mr. B. Casselman, City Manager
Mr. J. Faurschou, Planner I
Ms. M. Pascoe Merkley, Director of Planning
Mr. P. Raabe, Municipal Engineer

OTHERS:

Ron Zajacs, Recorder & Times Newspaper

The Chair called the meeting to order at 5:03 p.m.

1. **2007-012-01**
CASS DEV LTD. APPLICATIONS FOR ZONING
BY-LAW AMENDMENT AND PROPOSED
PLAN OF SUBDIVISION,
PART OF LOT 11, CONCESSION 2,
CITY OF BROCKVILLE
OWNER: JOHN CASSELL, O/A CASS DEV LTD.
AGENT: EASTERN ENGINEERING GROUP INC.
FILES: D14-107 AND 08T-06501

Moved by: Councillor Beach

1. THAT Report 2007-012-01 be received as information, and
2. THAT, should revised applications for approval of a plan of subdivision and amendments to Zoning By-law 194-94 respecting lands described as Part of Lot 11, Concession 2, City of Brockville, County of Leeds be received, a further public meeting be held.

CARRIED

Mr. Tuthill, Eastern Engineering Group Inc. and Agent for the Developer, noted that since the last Council meeting, a letter had been sent to the residents of Fitzsimmons Drive and Hillcrest Drive, indicating the developer's receptiveness to retaining the zoning at the rear of Fitzsimmons Drive as R2 single family and have the lower portion of the development off of Laurier Boulevard changed to a site specific R4 zone in order to provide a greater comfort level to those home owners on Hillcrest Drive. He noted that the maximum to be built in this zone would be single storey townhouses similar to what one might see on Wilmot Young Place. He noted that Mr. U'Ren is happy with this proposal. He further noted that Mr. Huskinson's main concern was what the homes would look like however, as he noted to Mr. Huskinson, this will not be known as the design of the homes comes at the next stage. Everyone will have the opportunity to review the designs at Site Plan Approval, stressing that you cannot design something specific since it would require the design of the entire subdivision. He further noted that Mr. McCurdy was to get back to him with any concerns however to this date, he has not.

Mr. Tuthill provided drawings of what the townhouses could look like but could not guarantee if the exterior of the homes would be brick or stone. These are neat and tidy homes with no 2 storey decks and would be esthetically pleasing to the residents of Hillcrest Drive.

Councillor Baker asked, when dealing with the concerns of those in the letter from the Lee's and Huskinson's, how does the City control things from here and can it control issues at Site Plan Approval. Ms. Pascoe Merkley noted that there are no public meetings for Site Plan Approvals and zoning simply establishes the parameters for the development. Council can specify materials and types of exterior cladding however under the new Planning Act, the City needs to implement a policy in its Official Plan concerning specifics of developments before it can implement the new Planning Act. Council can ask for review of building elevations but as for additional control option in specific design, it cannot.

Councillor Baker noted the concerns of Mr. U'Ren that the roadway ends in his backyard and that vehicle headlights will be shining into the windows at the rear of his home and asked for clarification whether or not the roadway will cause headlights to go directly into his rear yard and windows or just increase in traffic flow. Ms. Pascoe Merkley reviewed the drawing with the Committee, noting the proposed roadway and its proximity to the U'Ren home. She suggested the possibility of some type of screening such as a fence or landscaping and noted that this could be part of the subdivision approval. Councillor Baker stated that if this comes up during Site Plan Approval, the Committee would request that the developer puts in place some type of screening on the developer's property. Ms. Pascoe Merkley noted that the only blocks that would be subject to Site Plan Approval would be the lower portion of the Subdivision where the R4 zoning is located so if the Committee would like to have the screening in place, it should make sure that this is put into the Subdivision Agreement. Given the existing road allowance, there could be the opportunity for landscaping added. Councillor Baker noted the concern of the January letter by Mr. U'Ren that the Committee provide consideration for screening and he is confident in the Planning Department and the developer that he can support this application at this time.

Councillor Beach commended the spirit of cooperation between both the developer and the surrounding neighbours. He can identify with the concerns of Mr. U'Ren and hopes that the developer will think seriously about landscaping and screening. With respect to the letter from the Lee's and the Huskinson's, he feels that they are only opposed to the 5 and 6 plexis as it would devalue their properties but looking at the drawings, if this zone is done properly, it would be satisfactory to those concerns. He asked Mr. Tuthill for a timeline for the Site Plan. Mr. Tuthill stated that the developer has to get through this process first however he is confident that the Committee would see the servicing commenced later this year.

Ms. Pascoe Merkley noted that the Planning Department has not received any modified applications and if the applicant goes ahead with what is being proposed, it would require a further public meeting.

Mr. U'Ren asked what type of privacy will be put in place and asked if he will see this at the next stage. Councillor Baker confirmed that this would be identified at the next step and the Site Plan will show what the houses will look like. Mr. U'Ren asked if he will have the opportunity voice his concerns at that time if he finds the Site Plan unacceptable. Councillor Baker stated that all committee meetings are open to the public and Mr. U'Ren will continue to be able to have his say. He believes that this Committee has shown that it listens to the public.

Mr. Joe Malovic stated that it is unacceptable that there is a roadway at the front and at the rear of the lots on Fitzsimmons Drive and stated that there should at least be a barrier between this development and rear yards of the homes on Fitzsimmons Drive. He feels that this land should have been left a greenbelt.

2. ADJOURNMENT

The meeting adjourned at 5:58 p.m. The next regular meeting of the Economic Development and Planning Committee is scheduled for Tuesday, February 6, 2007 at 4:00 p.m.