

Committee Members

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Councillor J. Earle  
Councillor M. Kalivas  
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Areas of Responsibility

Economic Development  
Planning  
DBIA  
Heritage Brockville

***PUBLIC MEETING  
AGENDA***

Page

Item

2-8

1. 2009-137-09  
PROPOSED AMENDMENTS TO THE OFFICIAL  
PLAN AND ZONING BY-LAW 194-94  
4 SCHOFIELD AVENUE, BROCKVILLE  
OWNER: BLAIR SAVAGE  
FILE NOS.: 266-87 AND D14-138

**20Aug09**

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 01 SEPTEMBER 2009**

**2009-137-09**

**PROPOSED AMENDMENTS TO THE OFFICIAL  
PLAN AND ZONING BY-LAW 194-94  
4 SCHOFIELD AVENUE, BROCKVILLE  
OWNER: BLAIR SAVAGE  
FILE NOS.: 266-87 AND D14-138**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**RECOMMENDED**

THAT Report 2009-137-09 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**

Mr. Blair Savage, owner of 4 Schofield Avenue, has submitted applications for amendments to the Official Plan for the City of Brockville and to Zoning By-law 194-94 with respect to lands described as Part Lot D, Block 40, Plan 67, City of Brockville, County of Leeds (municipal address: 4 Schofield Avenue – formerly Jehovah Witness Church), which, if approved, would permit the conversion of the existing building on the subject lands to a triplex dwelling.

The Owner has requested a change in O.P. designation from “Commercial General” to “Residential”; and to repeal existing O.P. Policy 7.5(5) which is no longer relevant to the development of the subject lands.

A concurrent application for Amendment to Zoning By-law 194-94 has been submitted by the Owner to establish a zone for the subject lands. The previous site specific general commercial zone is no longer in effect on the property due to non-compliance with an OMB Order, dated April 11, 1995, which required that 4 Schofield Avenue be merged with the adjacent hotel property and that a site plan agreement for the development of 4 Schofield Avenue be entered into with the City of Brockville and registered on the property. The proposed amendment to Zoning By-law 194-94 would establish an R3-General Residential Zone for the subject lands which would allow for the redevelopment of the existing building for a triplex dwelling.

The area consists of a mix of primarily residential uses. The adjacent properties to the east are occupied by single family dwellings on the east side of Stewart Boulevard; to the south are occupied by multiple unit residential buildings on the south side of Schofield Avenue; and to the west are occupied by single family dwellings on the north side of Schofield Avenue. The Quality Inn Hotel is located immediately north of the subject lands. The site is 1,126.45 square metres, with frontage on Schofield Avenue of 29.57 metres (97.0 ft.). The lands are occupied by an older brick building that was

previously owned by the Jehovah Witness and operated as a church. The building is a one storey brick building with a fully finished basement. It is the intent of the applicant to renovate the existing building to create two units in the lower level (basement) and a single unit on the first floor.

## 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.

### Zoning and Official Plan Information:

Existing Official Plan Designation:	Commercial General
Proposed Designation:	Residential
Proposed Amendment:	Repeal existing O.P. Policy 7.5(5) which is no longer relevant to the development of the subject lands.
Existing Zoning:	No zone currently in effect.
Proposed Zoning:	R3-General Residential Zone

### Site Characteristics:

Total Area:	1,126.45 m <sup>2</sup> (0.28 acres)
Frontage (Schofield Ave.):	29.57 m (97.0 ft.)
Average Depth:	38.21 m (125.38 ft.)

A sketch indicating the location of the existing building and driveway on the subject lands, as well as the proposed 2.5 car garage, new driveway and parking spaces, is attached as **Schedule "B"** to this report.

### Surrounding Land Uses:

North:	The lands to the north are zoned C2-X5-4 General Commercial Site Specific Zone and are occupied by the Quality Hotel and associated parking.
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East: The lands immediately to the east are zoned C2-X5-4 General Commercial Site Specific Zone and are occupied by a portion of the parking lot for the Quality Hotel.

Lands on the east side of Stewart Blvd. are zoned R2-Single Unit Residential Zone and are occupied by single detached residential dwellings.

South: The lands to the south (opposite side of Schofield Avenue) are zoned R5-Multiple Residential Zone and are occupied by a multiple unit residential building.

West: The lands to the west (north side of Schofield Avenue) are zoned R3-General Residential Zone and are occupied by single family dwellings.

#### Comments Received Schedule "C":

1. Eric Jones, Engineering Associate, City of Brockville  
(provided by email on Aug. 21, 2009))

"I have reviewed this site with Russ Fraser, Public Works Supervisor including site servicing. The City has no record of sewer services to this property; therefore, if it is assumed that the sanitary sewer is 4" diameter, it may not be adequate for the proposed conversion of the existing building to a triplex. The City's building official should be contacted for his opinion for minimum pipe diameter sizing and it may be a requirement to reconstruct to a size specified by the building official (see Section 25, By-law 352-90).

Our records for the water service do not indicate the size of the water service, therefore, if we assume that it is minimum ¾" diameter, it may not be adequate to serve a triplex conversion.

Should the existing building be approved for conversion to a triplex, the City's By-Law 352-90, Section 8, requires a separate and independent building sanitary sewer and storm sewer shall be provided for every single unit dwelling, semi-detached or duplex dwelling and each apartment building. The City's building official shall approve pipe design (quantity & sizing).

This section of Schofield Avenue was asphalt overlaid in 1999 and since it is now beyond the 5 year "No Excavation" moratorium, permission would be granted to allow an open excavation within the roadway if it is necessary to replace and/or upgrade the sewer and water services to this site. It is assumed that services to this site were probably installed in the 1960s or earlier, therefore they are in the order of 50 years old and should be considered for replacement."

2. Dan Ethier, MMAH (*provided by email dated August 7, 2009*)

No preliminary comments.

3. Brent Caskenette, Chief Building Official, City of Brockville (*memo dated August 24, 2009 – copy attached*)

No objections at this time.

Service requirements will be determined at time of construction. Sizing of services is based upon the number of units and fixture count for each unit.

Potential Issues for Discussion:

1. Appropriateness of rezoning requested.
2. Water and sewer services.
3. Compatibility of proposed use with neighbouring properties, specifically commercial lands to the north occupied by Quality Inn.

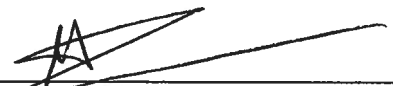
## **POLICY IMPLICATIONS**

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 zoning by-law amendment.

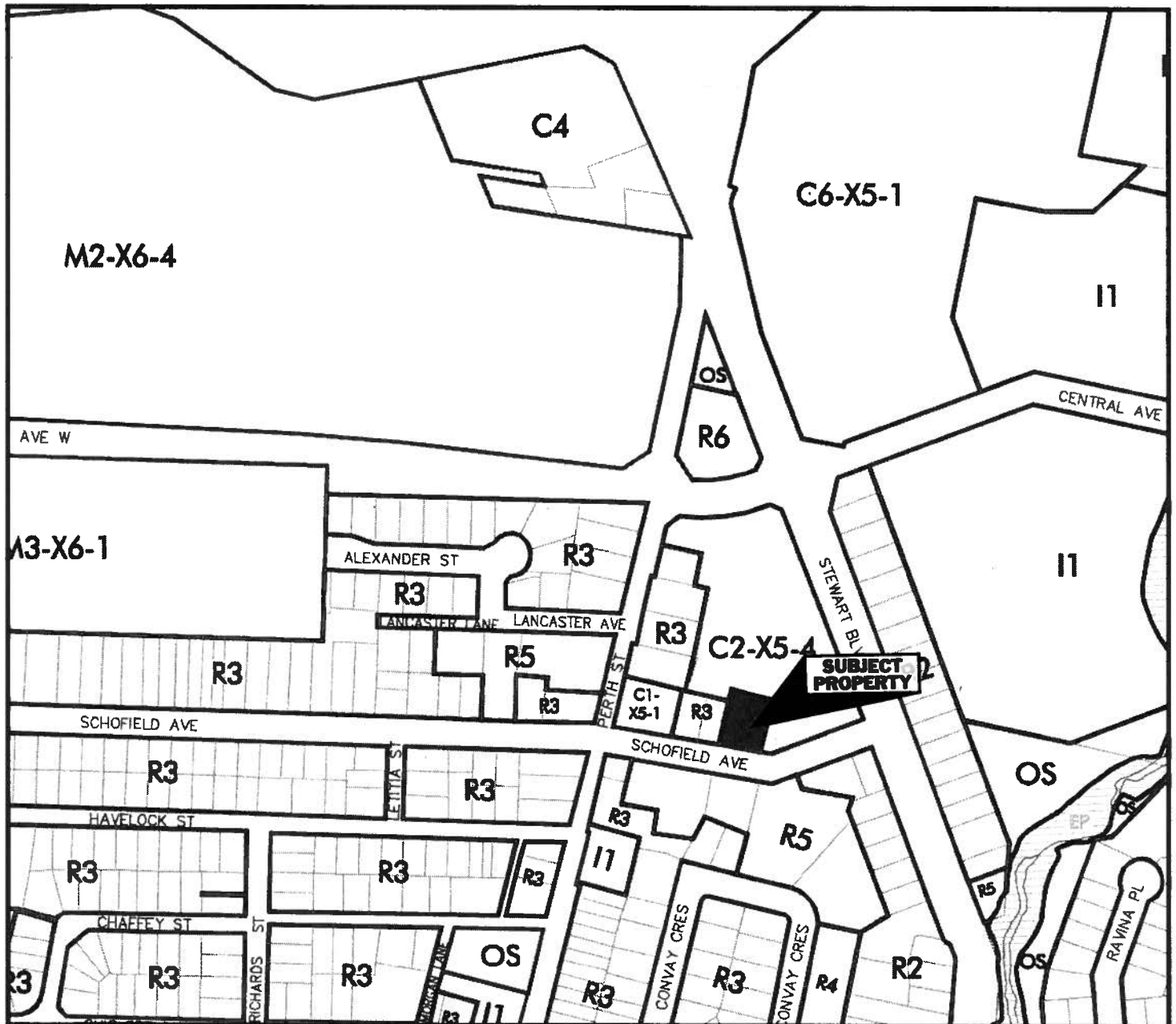
## **CONCLUSION**

The Staff Report on this matter, including a detailed analysis of the proposed amendment, 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

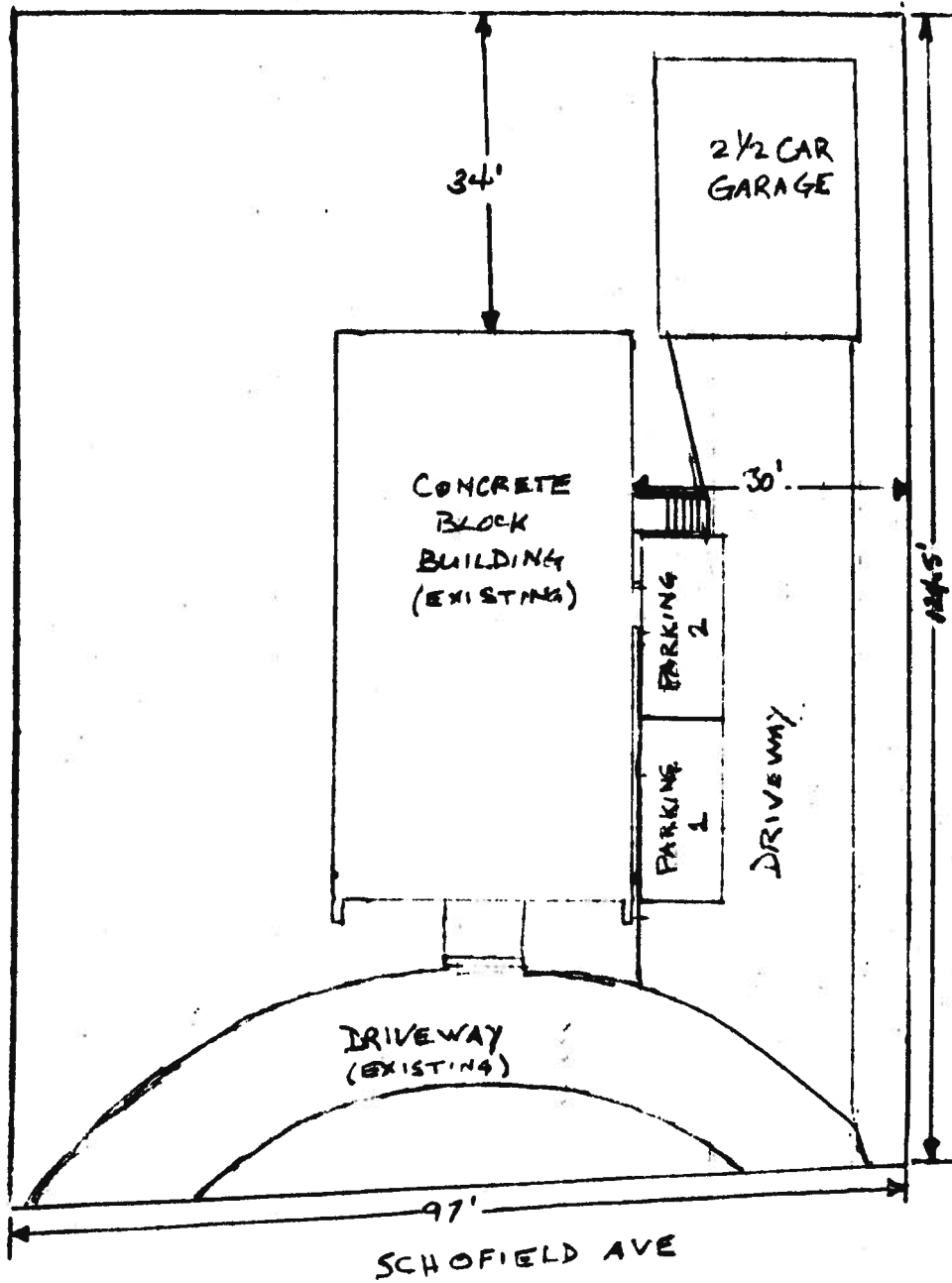
  
B. Casselman  
City Manager

## SCHEDULE "A" – Report 2009-137-09



PROPOSED SITE PLAN  
4 SCHOFIELD AVE  
BROCKVILLE

1"=16'





**CITY OF BROCKVILLE  
PLANNING DEPARTMENT - BUILDING SERVICES DIVISION**

**INTEROFFICE MEMORANDUM**

**TO:** LORRAINE BAGNELL  
**COPY:**  
**FROM:** BRENT CASKENETTE - CHIEF BUILDING OFFICIAL  
**SUBJECT:** OP AND ZONING AMENDMENTS- FILE D14-138  
BLAIR SAVAGE - 4 SCHOFIELD AVENUE  
**DATE:** MONDAY, AUGUST 24, 2009

Lorraine:

Our review of the proposal for the above noted subject site development has been completed and at this time would advise that we have no objections.

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.

Specifically as noted by Engineering, water and sewer services are undetermined and will be addressed at the time of construction. Sizing will be based upon the number of units and fixture count for each unit. Without full construction drawings, it cannot be determined at this time.

Regards,

A handwritten signature in cursive script, appearing to read "Brent Caskenette", written over a horizontal line.

**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