
Committee Members

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

Areas of Responsibility

Economic Development
Planning
DBIA
Heritage Brockville

***PUBLIC MEETING
AGENDA***

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Item

- | | |
|-------|---|
| 2-11 | 1. 2010-163-12 Proposed Plan of Subdivision, Part of Blocks A & B, Registered Plan 375, Aspen Drive East Side, City of Brockville, Owner: 653973 Ontario Ltd., Agent: Eastern Engineering Group Inc. |
| 12-18 | 2. 2010-165-12 Proposed Condominium Conversion, Part Lots A & B, Block 3, Plan 67, Being Parts 1 Through 8, Inclusive, Plan 28R-6949, City of Brockville (167 Pearl Street East, Brockville), Owner: 1264165 Ontario Limited, Agent: R.G. Bennett Surveying Ltd., Grant Bennett, O.L.S. |
| 19-27 | 3. 2010-166-12 Proposed Plan of Subdivision, Lot 3 and Part of Lots 1,2 and 4 and Part of Glasford Place, Registered Plan 380, City of Brockville (Liston Avenue – South Side), Owner: 1178420 Ontario Ltd., Agent: Collett Surveying Ltd. |

29Nov2010

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 07 DECEMBER 2010**

2010-163-12

**PROPOSED PLAN OF SUBDIVISION
PART OF BLOCKS A & B, REGISTERED PLAN 375
ASPEN DRIVE – EAST SIDE
CITY OF BROCKVILLE
OWNER: 653973 ONTARIO LTD.
AGENT: EASTERN ENGINEERING GROUP INC.
FILE: 08T-10501**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

RECOMMENDATION:

THAT Report 2010-163-12 be received as information and that a report on this matter be prepared by staff for consideration of the Environment Planning Development Committee at a future meeting for recommendation to Council.

OUTLINE OF PROPOSAL:

Eastern Engineering Group Inc., acting as Agent for 653973 Ontario Ltd., Owner of lands described as Part of Blocks A & B, Registered Plan 375, Aspen Drive, City of Brockville, County of Leeds, has made application for a proposed Plan of Subdivision to include fourteen (14) residential blocks, three (3) 0.5 m reserve blocks, one (1) block to be conveyed to the City for O.S.-Open Space use and one new street. All residential lots have frontage on the proposed new crescent shaped street. A sketch showing the lands which are the subject of the application is attached to this report as **Schedule "A"**.

The subject lands, which are currently vacant, are located east of the Aspen Drive extension, west of, and adjacent to, Buell's Creek.

The subject lands are designated as Residential with a band along Buell's Creek being designated as Open Space. The subject lands are zoned as R3-General Residential Zone, E.P.-Environmental Protection Zone and O.S.-Open Space Zone.

Official Plan and Zoning Information:

| | |
|---|---|
| Existing Official Plan Designation: | Residential (no change required) Open Space (no change required) |
| Official Plan Designation (Draft Nov 2010): | Neighbourhood and Development Area Parks and Open Space Area |
| Existing Zoning: | R3-General Residential Zone E.P.-Environmental Protection Zone O.S.-Open Space Zone |

Proposed Plan of Subdivision, Part of Blocks A & B, Registered Plan 375,
City of Brockville - Aspen Drive, East Side
OWNER: 653973 Ontario Ltd.
AGENT: Eastern Engineering Group Inc.
FILE: 08T-10501

Site Characteristics:

The subject land slopes gently from the west to the east. Vegetation coverage is primarily open field with a limited variety of deciduous trees along the bank of Buell's Creek. The majority of the site has been cleared.

| | |
|----------------|----------------------------|
| Total Area: | 2.33 Hectares (5.75 acres) |
| Frontage: | 160 m. (524.9 ft) |
| Average Depth: | 86 m. (282 ft.) |

Surrounding Land Use:

Lands north of the subject property are zoned H1-R5-Multiple Residential Zone and are vacant.

Lands east of the subject property are zoned E.P-Environmental Protection Zone along Buell's Creek and O.S.-Open Space Zone and are vacant.

Lands to the south and south-west of the subject property are zoned R3-General Residential Zone. The lands immediately adjacent are scheduled for construction of semi-detached dwellings while the lands further south are occupied by semi-detached dwellings fronting on Aspen Drive.

Lands to the west of the subject property are zoned H1-R3-General Residential Zone and are vacant.

Comments Received: (Schedule "B")

1. C. Cosgrove, Director of Operations (*Memo dated November 11, 2010*)

"The Operations Department has no concerns related to the above application for subdivision approval."

2. Eric Jones, Engineering Supervisor – Environmental Services Department (*memo dated November 19 2010*)

"The Environmental Services Department has reviewed the "Application for Subdivision" on the east side of Aspen Drive. We do support this application since the street pattern will be looped providing continuous roadway which is the preferred roadway rather than creation of two (32) dead end cul-de-sacs previously considered by the developer and opposed by Engineering and Public Works."

Proposed Plan of Subdivision, Part of Blocks A & B, Registered Plan 375,
City of Brockville - Aspen Drive, East Side
OWNER: 653973 Ontario Ltd.
AGENT: Eastern Engineering Group Inc.
FILE: 08T-10501

3. Brent Caskenette, Chief Building Official (*memo dated November 08, 2010*)

"Our review for the Subdivision Approval drawing for the above-noted subject site development has been completed and at this time would advise that we have no objections."

4. Inspector Scott Fraser, Brockville Police Department (*E-mail dated November 26, 2010*)

"No issues from Police."

5. Guy Hellyer, Manager Plant/Facilities, Bell Canada (*fax dated November 22, 2010*)

"Bell has no objection to this Plan. The developer will be responsible to provide open trench to service the development."

6. Jim Arnott, Municipal Coordination Advisor, Distribution Asset Management, Enbridge Gas Distribution Inc. (*letter dated November 22, 2010, see attached **Schedule "B"***)

"Enbridge Gas Distribution Inc. requests that the following conditions be included in the subdivision agreement:"

The conditions are summarized as follows:

- Prepare a composite utility plan
- Construct streets in accordance with composite utility plans;
- Grade all streets prior to installation of gas line, including the provision of field survey information for installation;
- Gas line to be installed within road allowance or easement if, necessary at no cost to Enbridge; and
- Applicant to contact Regional Sales Development department installation and clearance details.

7. Kim McCann, B.A.Sc., C.P.H.I.(C) – Senior Public Health Inspector - Leeds, Grenville and Lanark District Health Unit (*letter dated November 16, 2010*)

"Please be advised that the above sub-division application does not involve a private sewage system, therefore, an inspection and further comment will not be required."

Proposed Plan of Subdivision, Part of Blocks A & B, Registered Plan 375,
City of Brockville - Aspen Drive, East Side
OWNER: 653973 Ontario Ltd.
AGENT: Eastern Engineering Group Inc.
FILE: 08T-10501

8. Phillipe Asselin, Delivery Planning Officer- Canada Post (letter dated November 26, 2010, see attached **Schedule "B"**)

"... mail delivery will be by centralized mail facility via community mailbox. The community mailbox will be supplied and installed by Canada Post... I propose the following locations for the community mailboxes:

- 1) *Side of Lot 4, depending upon the direction the house will be facing".*

Canada Post also provides a list of conditions associated with the community mailbox and a plan showing the two suggested community mailbox locations.

9. Terry Davis, Supervising Distribution Technician, Hydro One (letter dated November 08, 2010)


"In response to the Subdivision Approval – Circulation Form dated October 29, 2010. Hydro One requires the developer to supply three phase underground for this expansion. This will provide the required primary underground for future development of this property."

Potential Issues for Discussion:


1. Appropriateness of proposed development of semi-detached dwellings within the overall subdivision, both existing and future planned areas.
2. Appropriateness of proposed development adjacent to Buell's Creek.
3. Ensuring public access (route and bridge) across Buell's Creek to the proposed extension of the Brock Trail located on the east side of Buell's Creek.
4. Appropriateness of conveyance of creeklands and surplus lands to the City for future and on-going maintenance.



M. Maureen Pascoe Merkley
Director of Planning

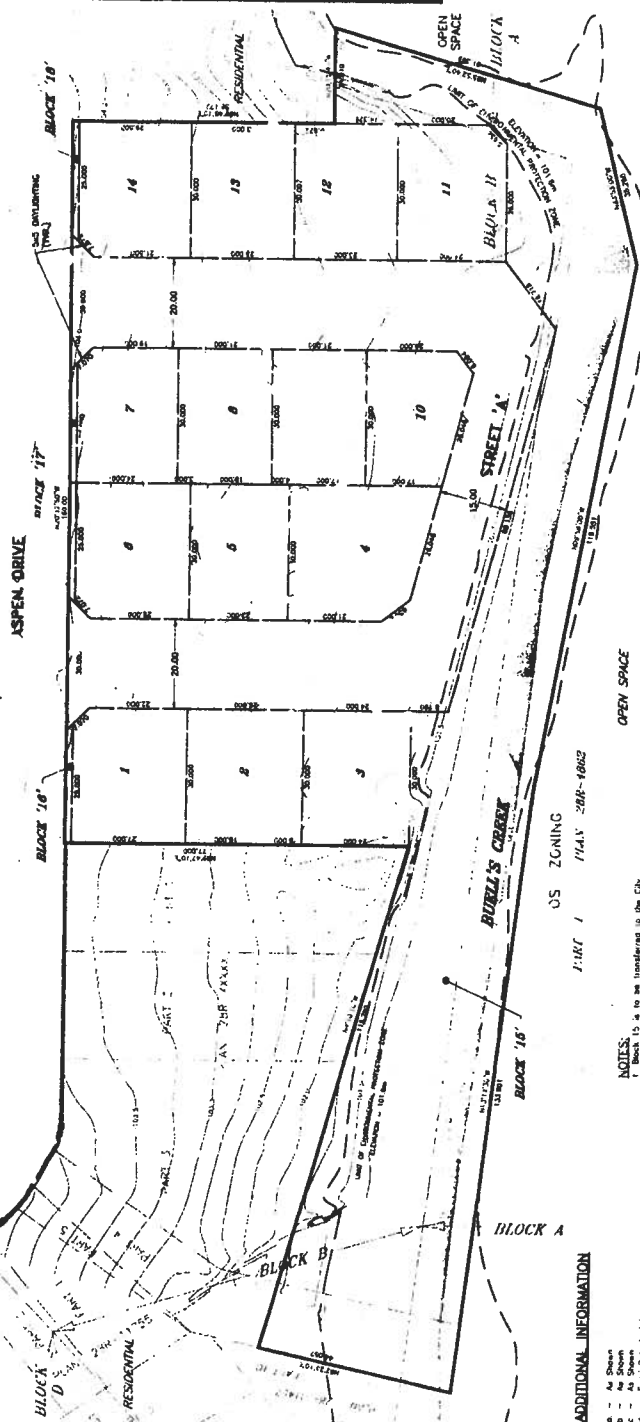
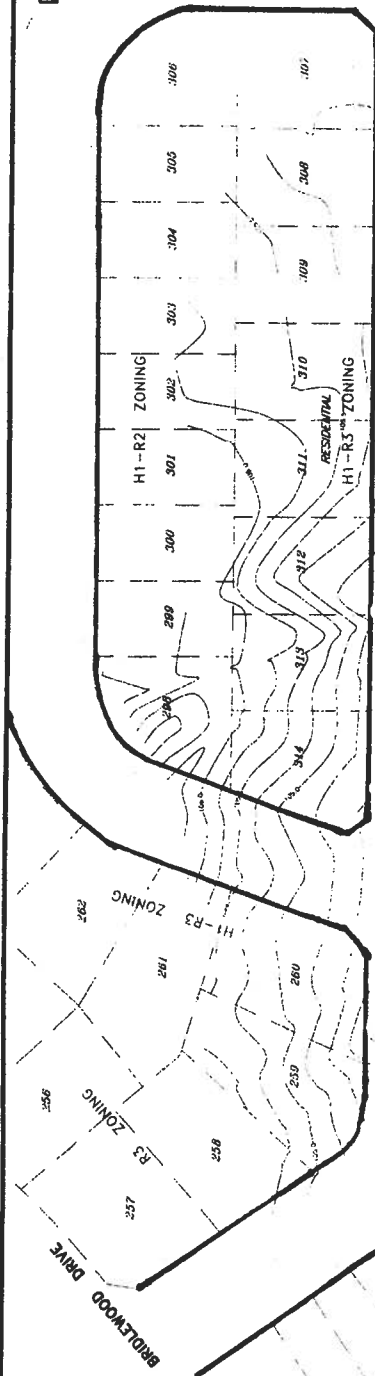


B. Casselman
City Manager



J. Faurschou
Planner I

**DRAFT PLAN OF SUBDIVISION
OF
PART OF BLOCKS 'A' & 'B'
REGISTERED PLAN 375
CITY OF BROCKVILLE
COUNTY OF LEEDS
2010**



ADDITIONAL INFORMATION

NOTES:
 1. Block 15 is to be transferred to the City of Brookville.
 2. Blocks 16, 17 & 18 are 2.3m Acres

| | | |
|----|--|-------|
| 1 | As shown | |
| 2 | As shown | |
| 3 | As shown | |
| 4 | As shown | |
| 5 | Semi-Detached Homes | |
| 6 | As shown | |
| 7 | As shown | |
| 8 | As shown | |
| 9 | Publicly owned and operated piped water system | |
| 10 | Topical, clay tile gutter lat | |
| 11 | As shown | |
| 12 | Storm Sewers, Sanitary Sewers, Water | Hydro |
| 13 | n/a | |

SURVEYOR'S CERTIFICATE

Date: Sept 29, 2010
 By: A. R. [Signature]
 On-behalf of: David [Signature]
 one recorded and contacting person

AGENCY
ENGINEERING CONSULTING ENGINEERS
INCORPORATED

CANADIAN PACIFIC RAILWAY

SCHEDULE "B" - Report 2010-163-12



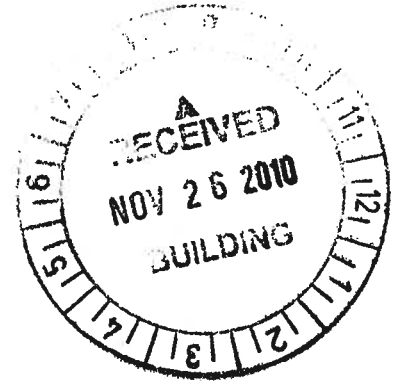
ENBRIDGE GAS DISTRIBUTION INC.

500 Consumers Road
North York ON M2J 1P8

Mailing Address
P.O. Box 650
Scarborough ON M1K 5E3

NOVEMBER 22ND, 2010

**CITY OF BROCKVILLE
PLANNING DEPARTMENT
BOX 5000 – VICTORIA BLDG
1 KING ST W
BROCKVILLE ON K6V 7A5**



Dear Sirs:

**RE: ASPEN DRIVE SUBDIVISION (EXTENSION – EAST SIDE)
653973 ONTARIO LTD.
EASTER ENGINEERING GROUP INC. – BRIAN TUTHILL
FILE NO.: 08T-10501**

Enbridge Gas Distribution requests that the following conditions be included in the subdivision agreement:

1. The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
2. Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.
3. The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information for the installation of the gas lines.
4. It is understood that the natural gas distribution system will be installed within the proposed road allowance. In the event that this is not possible, easements will be provided at no cost to Enbridge Gas Distribution Inc.

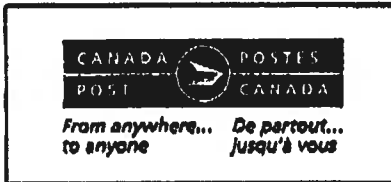
Enbridge also requests that the owner / developer contact our Regional Sales Development department at their earliest convenience to discuss installation and clearance requirements for main, service and metering facilities.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Arnett". The signature is fluid and cursive, with a large initial "J" and a stylized "A".

JIM ARNOTT
Municipal Coordination Advisor
Distribution Asset Management
(416) 758-7901
(416) 758-4374 - FAX

JA:



CANADA POST
850 INDUSTRIAL AVENUE, UNIT 18
OTTAWA ON K1G 3T3

POSTES CANADA
850 AVENUE INDUSTRIAL, UNITÉ 18
OTTAWA ON K1G 3T3

November 26, 2010

File no.:K6V10-01

Jonathan Faurschou
Planner
City of Brockville
One King Street West
P.O. Box 5000
Brockville ON K6V 7A5

RE: Mail delivery for proposed development at Aspen Drive Subdivision
Your file number: 08T-10501

Mr. Faurschou

I reviewed the above-mentioned development and in accordance to Canada Post Corporation policies, mail delivery will be to a centralized mail facility via community mailbox. The community mailbox will be supplied and installed by Canada Post.

I propose the following locations for the community mailboxes:

- 1) Side of Lot 4, depending which direction the house will be facing

Canada Post requires the following conditions:

At owner's expense

- 1) Inform all prospective purchasers, through a clause in all agreements of purchase and sale, as to those lots identified for potential community mailbox, mini-park and /or kiosk locations and/ or all plans used for marketing purposes shall indicate the proposed community mailbox location(s).
- 2) Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.
- 3) When a grassed boulevard is planned between the curb and the sidewalk at a community mailbox location, the owner shall install a 1.0 meter walkway across the boulevard. The owner shall also ensure the walkway is handicap accessible from the roadway.

If you have any questions or need more information please do not hesitate to contact the undersigned.

Thank you



Philippe Asselin

Delivery Planning Officer

850 Industrial Avenue, unit 18

Ottawa ON K1G 3T3

Tel: 613-203-3099

Fax: 613-247-8237

e-mail: phil.asselin@canadapost.ca

29Nov2010

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 07 DECEMBER 2010**

2010-165-12

**PROPOSED CONDOMINIUM CONVERSION
PART LOTS A & B, BLOCK 3, PLAN 67, BEING
PARTS 1 THROUGH 8, INCLUSIVE, PLAN 28R-6949
CITY OF BROCKVILLE**

(167 PEARL STREET EAST, BROCKVILLE)

OWNER: 1264165 ONTARIO LIMITED

AGENT: R.G. BENNETT SURVEYING LTD., GRANT BENNETT, O.L.S.

FILE: 08CD-10501

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

RECOMMENDATION:

THAT Report 2010-165-12 be received as information and that a report on this matter be prepared by staff for consideration of the Environment Planning Development Committee at a future meeting for recommendation to Council.

OUTLINE OF PROPOSAL:

Grant Bennett, O.L.S. of R.G. Bennett Surveying Ltd., acting as Agent for 1264165 Ontario Ltd., Owner of lands described as Part Lots A & B, Block 3, Plan 67, Parts 1 through 8, inclusive, Plan 28R-6949, City of Brockville, with municipal address 167 Pearl Street East, Brockville, has made application for a proposed condominium conversion, which, if approved, would convert one (1) existing rental apartment unit within 167 Pearl Street East, an existing building containing twelve (12) apartment dwelling units, eleven (11) units of which were previously converted to condominium in 1991, File 267-27. The proposed condominium conversion would result in changes to the current applicable condominium documentation with regard to such items as: common elements, parking, children's play area, etc. No additional dwelling units are proposed.

The land which is the subject of this application for condominium conversion is also the subject of a concurrent application for minor variance, File A14/10.

The subject lands are located on the south-east corner of the intersection of Pearl Street East and Bartholomew Street. A Site Plan and a plan showing the location of the unit proposed to be converted are attached to this report as **Schedule "A-1"** and **Schedule "A-2"**, respectively.

**Proposed Condominium Conversion, Part Lots A & B, Block 3, Plan 67,
Being Parts 1 Through 8, Inclusive, Plan 28R-6949, City of Brockville
(167 Pearl Street East, Brockville)
Owner: 1264165 Ontario Limited
Agent: R.G. Bennett Surveying Ltd., Grant Bennett, O.L.S.
File: 08CD-10501**

Official Plan and Zoning Information:

Existing Official Plan Designation: Residential (no change required)

Official Plan Designation_(Draft Nov 2010): Neighbourhood Area

Existing Zoning: R5-Multiple Residential Zone (no change requested)

Site Characteristics:

The subject land slopes gently from the north to the south-east. The site is fully developed with an existing condominium apartment building, various decorative plantings and parking at the south side. The main vehicular access is from Bartholomew Street and a right-of way to Bennett Street.

Total Area: 0.20 Hectares (0.49 acres)
Frontage: Approximately 29.71 metres (97.5 feet)
General Shape: Irregular

Surrounding Land Use:

Lands north of the subject property, across Pearl St. E., are zoned I1-Institutional Zone and are occupied by an existing elementary school.

Lands north-east of the subject property, across Pearl St. E., are zoned I1-X3-2 Zone and are occupied by Brockville General Hospital with older single detached dwellings owned and leased to tenants by BGH located for a short distance along Pearl St E. and Bartholomew Street.

Lands east, south-east and south of the subject property are zoned R-3 General Residential Zone and are occupied by a variety of older single detached and multiple unit dwellings.

Lands west of the subject property, across Bartholomew Street, are zoned C2-X3-4 Zone and are occupied by Barclay Funeral Home.

Rights-of-Way:

Various rights-of-way are identified in the deed for the subject property. No changes to the rights-of-way are proposed as a result for the conversion.

Proposed Condominium Conversion, Part Lots A & B, Block 3, Plan 67,
Being Parts 1 Through 8, Inclusive, Plan 28R-6949, City of Brockville
(167 Pearl Street East, Brockville)
Owner: 1264165 Ontario Limited
Agent: R.G. Bennett Surveying Ltd., Grant Bennett, O.L.S.
File: 08CD-10501

Conditions for Previous Condominium Conversion:

Various conditions were required to be met and maintained in the approval granted for condominium conversion in 1991 under File 267-27. Prior to converting the final dwelling unit, all conditions associated with the previous approval must be confirmed as being maintained. The Owner and Agent are aware of this requirement.

Encroachment Agreement:

Two decorative pillars located on the Pearl Street East right-of-way are to remain and are subject to an Encroachment Agreement with the City. The Encroachment Agreement is transferrable to successive Owners and is therefore not affected by the current application for condominium conversion.

Comments Received:

1. E. Jones, Engineering Supervisor-Environmental Services Department (*Memo dated November 19, 2010*)

"The Environmental Services Department has reviewed the "Application for Condominium" which the applicant wishes to convert one remaining unit to condo status. There are no concerns regarding this application and no objection to this request."
2. Inspector Scott Fraser, Brockville Police Department (*E-mail dated November 26, 2010*)

"No issues from Police."
3. Guy Hellyer, Manager Plant/Facilities, Bell Canada (*fax dated November 22, 2010*)

"No objection with this application as long as it does not affect the existing telephone entrance cable and terminal location."
4. Deborah Steele, C.P.H.I. (C) – Public Health Inspector - Leeds, Grenville and Lanark District Health Unit (*letter dated November 22, 2010*)

"Please be advised that the above application does not involve a private sewage system, therefore, an inspection and further comment will not be required."

**Proposed Condominium Conversion, Part Lots A & B, Block 3, Plan 67,
Being Parts 1 Through 8, Inclusive, Plan 28R-6949, City of Brockville
(167 Pearl Street East, Brockville)
Owner: 1264165 Ontario Limited
Agent: R.G. Bennett Surveying Ltd., Grant Bennett, O.L.S.
File: 08CD-10501**

5. Terry Davis, Supervising Distribution Technician, Hydro One Inc. (*Letter dated November 08, 2010*)

"In response to the Condominium Conversion-Circulation Form dated November 16, 2010 Hydro One Inc. concern is the customer owned secondary underground is non standard conductor and is required to be upgraded."


6. Steve O'Connor, 81 Bartholomew Street (Letter dated November 08, 2010, see attached Schedule "B")


Concerns regarding: Rights-of-way, minor variances requested, parking, garden shed.

Potential Issues for Discussion:

1. A successful application for Minor Variance to delete the required equipped children play area and to reduce the minimum front yard setback.
3. Potential impact of the required changes to the common elements identified in the existing eleven (11) unit condominium agreement to accommodate a twelfth (12th) condominium dwelling unit.
4. Ability to bring the property back into conformity with the conditions established for the previous condominium approval including, but not limited to, the provision of parking.


M. Maureen Pascoe Merkley
Director of Planning

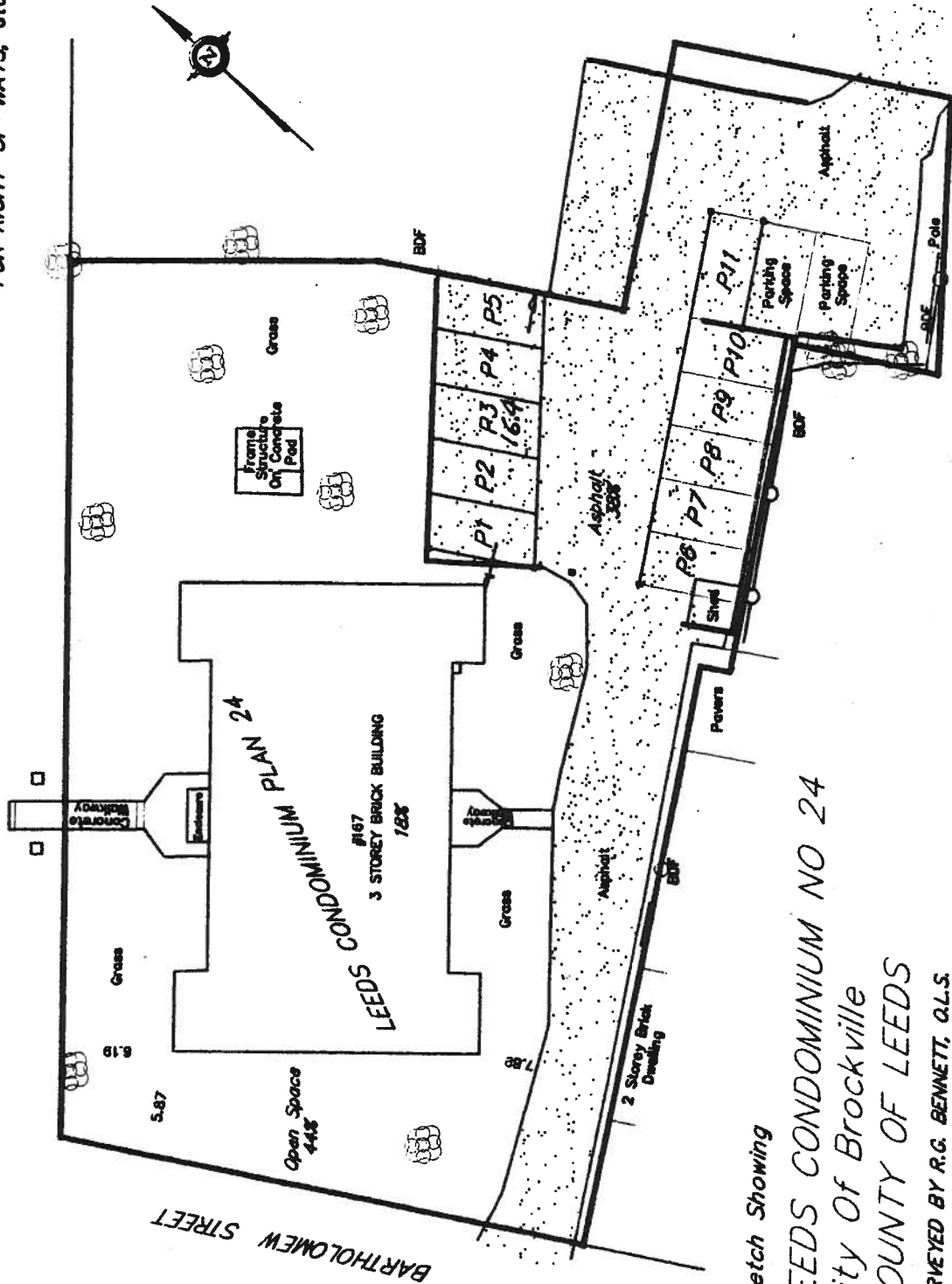

B. Casselman
City Manager


J. Faurschou
Planner I

SCHEDULE "A-1" - Report 2010-164-12

SEE PLAN 28R-6949
FOR RIGHT-OF-WAYS, etc.

PEARL STREET



Sketch Showing

LEEDS CONDOMINIUM NO 24

City Of Brockville

COUNTY OF LEEDS

SURVEYED BY R.G. BENNETT, O.L.S.

SCALE 1:100 METRES



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND & NOTES : (IF APPLICABLE)

- DENOTES FOUND MONUMENTS
- DENOTES SET MONUMENTS
- DENOTES IRON BAR
- DENOTES STRAPPED IRON BAR
- DENOTES SHORT STRAPPED IRON BAR
- DENOTES CUT CROSS
- DENOTES BRICKS
- MEAS DENOTES MEASURED
- BDF DENOTES BOARD FENCE
- DENOTES TREE

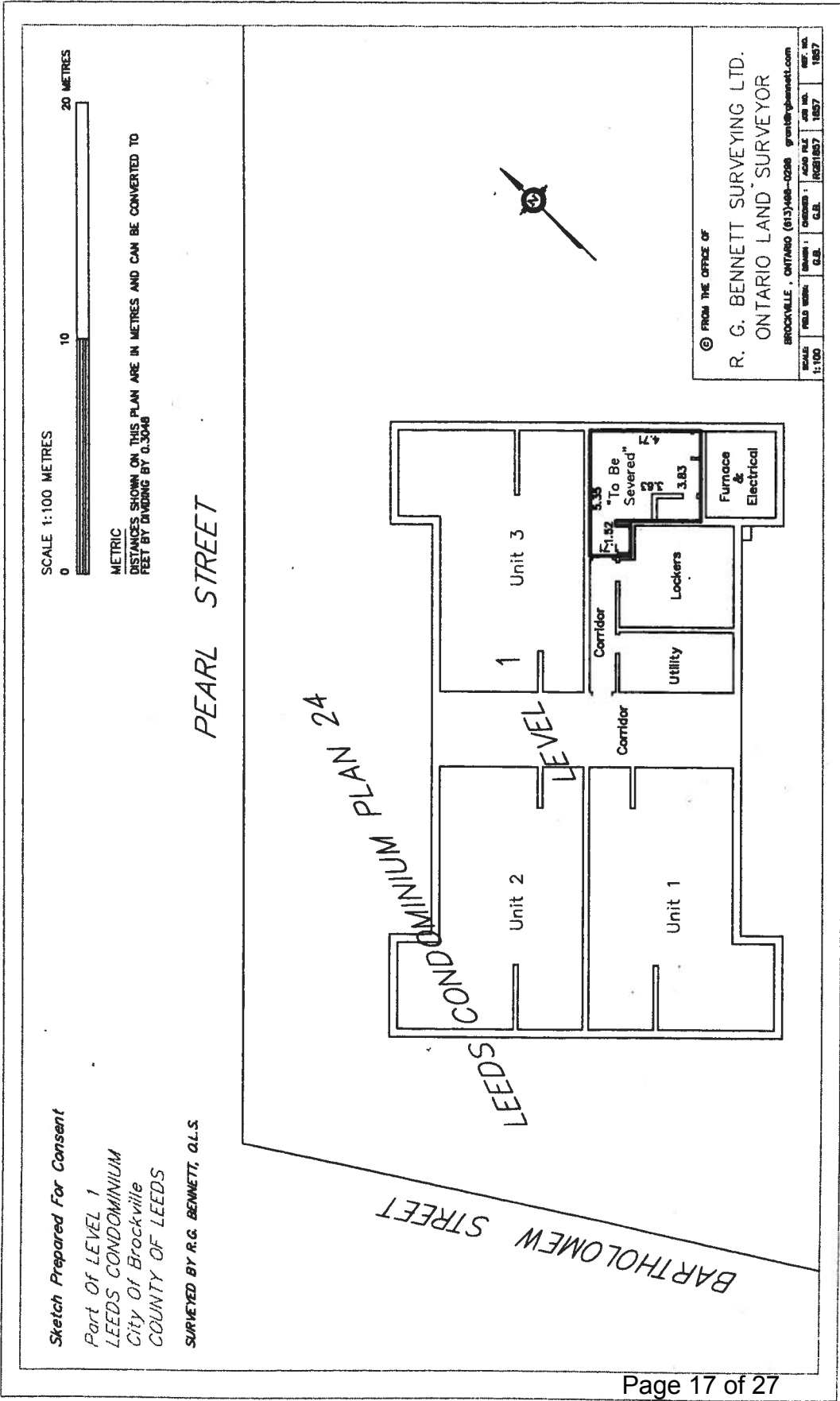
© FROM THE OFFICE OF

R. G. BENNETT SURVEYING LTD.
ONTARIO LAND SURVEYOR

BROCKVILLE, ONTARIO (613)468-0238 greg@rgbennett.com

| SCALE | FIELD BOOK | DATE | BOOK NO. | REV. NO. |
|-------|------------|-------|----------|----------|
| 1:100 | O.L.S. | 1987A | 1987A | 1987A |

SCHEDULE "A-2" - Report 2010-164-12



SCHEDULE "B" - Report 2010-165-12

11/29/2010 @ 8:32

Good Morning Jonathan

I am contacting you with concerns around the requests of Condominium conversion **08-CD-10501** of 167 Pearl St East, Brockville, Ontario. I am the current owner of 81 Bartholomew St, Brockville, Ontario, K6V 2R8. In review of the proposed changes and request notice sent to me dated 23 November 2010. I have concerns around the Right - of - Ways, from Bennett St. To Bartholomew St and how these will be honored by the new proposed condominium owners. I am also concerned with the request for minor variance file **A14/10** and what these requests are. If any of these changes are to impact my property at 81 Bartholomew St. Then I need to be aware of them before they are approved. I am new to the Bartholomew area, but when purchasing this property I was guaranteed that the Right - of - Way is in fact and in place as the parking for 81 Bartholomew utilizes this access.

One of the long time residents of the area has informed me that in fact the right of way from Bennett St to Bartholomew actually runs directly through the proposed parking spaces P6,P7,P8,P9,P10,P11 and a current garden shed that is in place at 167 Pearl St east. I was also informed that the original builder of 167 Pearl St east, (a Mr Dodge?) took it on his own decision making prowess to put those parking spaces in that location and that there may be no formal approval for his actions.

My concern is if the new owners are marketing the condominiums complete with a parking space, how is it they can sell and or guarantee a space that is in fact a Right-of-Way and not under their direct ownership or property boundaries of 167 Pearl St East?

If I may for my review I would like to request files no.

| | |
|--------------------|---|
| 08-CD-10501 | condominium Conversion request 167 Pearl St East |
| A14/10 | Minor Variance request 167 Pearl St East |
| 267-27 | Dated 1991 Condominium Conversion (original) |
| 28R-6949 | Rights-of-Ways |

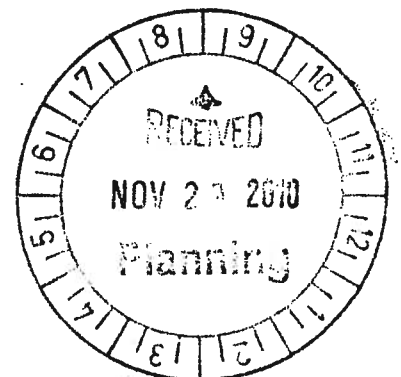
I would also like to request for my review Section 51 of the Planning Act, R.S.O. 1990 as outlined in the notice sent to me November 23rd, 2010.

I hope to contact you on November 29th as well.

Thank You in advance for your assistance in these matters.

Best Regards

Steve OConnor
Thousand Islands Street Machine Association
PR Officer
81 Bartholomew St.
Brockville, Ontario, K6V2R8
613.865.8722
613.246.4433 cell



29Nov2010

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 07 DECEMBER 2010**

2010-166-12

**PROPOSED PLAN OF SUBDIVISION
LOT 3 AND PART OF LOTS 1, 2 AND 4 AND
PART OF GLASFORD PLACE, REGISTERED PLAN 380
CITY OF BROCKVILLE
(LISTON AVENUE – SOUTH SIDE)
OWNER: 1178420 ONTARIO LTD.
AGENT: COLLETT SURVEYING LTD.
FILE: 08T-10502**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
J. FAURSCHOU
PLANNER I**

RECOMMENDATION:

THAT Report 2010-166-12 be received as information and that a report on this matter be prepared by staff for consideration of the Environment Planning Development Committee at a future meeting for recommendation to Council.

OUTLINE OF PROPOSAL:

Collett Surveying Ltd., acting as Agent for 1178420 Ontario Ltd., Owner of lands described as Lot 3 and Part of Lots 1, 2 and 4 and Part of Glasford Place, Registered Plan 380, City of Brockville, County of Leeds, has made application for a proposed Plan of Subdivision to develop a residential subdivision containing 20 townhouse dwelling units and an apartment building to be constructed in the future. The proposed Plan of Subdivision indicates the creation of five (5) lots for twenty (20) townhouse dwelling units, one (1) lot for an apartment building with approximately thirty (30) apartment units, one (1) public street and one (1) 0.3 metre reserve. All development will be on a new public street to be accessed from Liston Avenue. All residential lots have frontage on the proposed new street. A sketch showing the lands which are the subject of the application and a sketch showing the preliminary concept for development are attached to this report as **Schedule "A-1" and Schedule "A-2", respectively**. The subject lands are currently vacant.

The subject lands are located on the south side of Liston Avenue, behind the townhouses that are currently being constructed, designated as Residential under the Official Plan for the City of Brockville, and zoned as R5-X8-1 Multiple Residential Zone under City of Brockville Zoning By-law 194-94, as amended.

**Proposed Plan of Subdivision, Lot 3 and Part of Lots 1, 2 and 4 and
Part of Glasford Place, Registered Plan 380, City of Brockville**
OWNER: 1178420 Ontario Ltd.
AGENT: Collett Surveying Ltd.
FILE: 08T-10502

Official Plan and Zoning Information:

Existing Official Plan Designation: Residential (no change required)

Official Plan Designation_(Draft Nov 2010): Neighbourhood Area

Existing Zoning: R5-X8-1 Multiple Residential Zone (no change requested)

Note: In 2009, a successful application was made by the applicant for minor variances associated with a previous abandoned private street development (File A06/09). The elements of the minor variance which apply to the current application are summarized in the following table:

| ZONE PROVISION | MINOR VARIANCE FILE A06/09 |
|--|--|
| Minimum Rear Yard Setback | 6.6 m (21.65 ft) |
| Minimum Width of Planting Strip on Western Property Boundary | 0.0 m (0.0 ft) |
| Maximum Allowable Fence Height Along the West and South Property Boundaries Only | 2.5 m (8.2 ft) |
| Maximum Allowable Fence Height in a Front Yard | 1.5 m (4.92 ft) for an iron fence only. 2.0 m (6.6 ft) for the associated pillars having a minimum distance between pillars of 2.44 m (8.0 ft) measured edge to edge. |

Site Characteristics:

The subject land is accessed from the south-west bend in Liston Avenue, between two new townhouse developments. The land slopes gently from the north to the south. The site has a history of being disturbed with excavation, fill and grading having taken place. Remaining vegetation is limited to the south side of the stormwater easement and the south-west corner of the site.

Total Area: 1.513 Hectares (3.73 acres)
 Frontage: Approximately 29.5 metres (96.78 feet)
 General Shape: Irregular triangle

Surrounding Land Use:

Lands north of the subject property are zoned R5-X8-1 Multiple Residential Zone and are currently under construction with eight (8) townhouse dwelling units in two (2) blocks. Further north, across Liston Avenue is Shepherds Green Co-op, a linear townhouse development.

Proposed Plan of Subdivision, Lot 3 and Part of Lots 1, 2 and 4 and
Part of Glasford Place, Registered Plan 380, City of Brockville
OWNER: 1178420 Ontario Ltd.
AGENT: Collett Surveying Ltd.
FILE: 08T-10502

Lands north-west of the subject property, fronting on Liston Avenue, are zoned R5-X8-1 Multiple Residential Zone and have recently been developed with four (4) townhouse dwelling units in one (1) block.

Lands east of the subject property are zoned R5-X8-1 Multiple Residential Zone and are occupied by a multi storey condominium apartment building (21 Liston, "The Camelot").

Lands south-east of the subject property are zoned R6 Multiple Residential Zone and are occupied by a multi storey condominium apartment building (1100 Millwood Avenue "Millwood Place") and a vacant lot.

Lands south and south-west of the subject property are zoned C2-General Commercial Zone and are occupied by a variety of commercial businesses fronting Parkedale Avenue.

Lands west of the subject property are zoned R2-Single Unit Residential Zone and are occupied by older single detached dwellings.

Lands south-west of the subject property are zoned R6-Multiple Residential Zone and are occupied by a multi storey rental apartment building.

Easement and Common Elements:

A storm sewer easement exists along the south limit of the site. The easement is to permit City access for maintenance and repair to existing underground servicing.

An existing fenced, equipped children's play area is scheduled to be downsized and relocated into the south-east corner of the site corner. The play area is private and is required to be accessed by the residents of the future apartment building and by the residents of 21 Liston Avenue. Access to the play area is not required for any other dwellings. Accordingly, the developer has chosen to prohibit access from the proposed townhouse units. Access from 21 Liston Avenue is from a gate in the eastern fence. Access from the future apartment building will be from a strip of land joining the apartment site to the play area.

Comments Received to-date (26 November 2010): (Schedule "B")

1. C. Cosgrove, Director of Operations (*Memo dated November 22, 2010, see attached*)

"The Operations Department has the following comments with regards to this application for subdivision approval."

Proposed Plan of Subdivision, Lot 3 and Part of Lots 1, 2 and 4 and
Part of Glasford Place, Registered Plan 380, City of Brockville

OWNER: 1178420 Ontario Ltd.

AGENT: Collett Surveying Ltd.

FILE: 08T-10502

Concerns identified:

- Sidewalk recommended on the outside of the cul-de-sac, starting at Liston Avenue across the frontages of Lots 1 through 6;
 - Backyard structures prohibited on Lots 4 and 5;
 - Minimal street parking availability;
 - Lands to the rear of Lots 4 and 5 and lands to the south of the apartment building are not conducive to municipal ownership or maintenance and should be privately held;
 - Driveway and parking lot on Lot 3 are not conducive to municipal ownership or maintenance and should be privately held.
2. Inspector Scott Fraser, Brockville Police Department (*E-mail dated November 26, 2010*)
- "No issues from Police."*
3. Guy Hellyer, Manager Plant/Facilities, Bell Canada (*fax dated November 22, 2010*)
- "Bell has no objection to this Plan. The developer will be responsible to provide open trench to service the development."*
4. Mark Greene, B.A., C.P.H.I.(C) – Chief Building Official, Part VIII Program - Leeds, Grenville and Lanark District Health Unit (*letter dated November 16, 2010*)
- "Please be advised that the above sub-division application does not involve a private sewage system, therefore, an inspection and further comment will not be required."*
5. Carol Jackson, Manager – Shepherds Green Co-operative Homes Inc. (*letter dated November 22, 2010, see attached*)
- "We are pleased that the property in question is being developed. We have a few concerns that I would like to bring to your attention." (see attached letter for details of concerns).*

Concerns identified:

- Street / visitor parking;
- Obstruction of street during construction.

Proposed Plan of Subdivision, Lot 3 and Part of Lots 1, 2 and 4 and
Part of Glasford Place, Registered Plan 380, City of Brockville
OWNER: 1178420 Ontario Ltd.
AGENT: Collett Surveying Ltd.
FILE: 08T-10502

Potential Issues for Discussion:

1. Appropriateness of proposed development of townhouse dwellings within the overall subdivision.
2. Appropriateness of proposed future development of an apartment building within the overall subdivision.
3. Layout and future maintenance of street.
4. Pedestrian access from the proposed new public street and the future apartment building to the sidewalk system on Liston Avenue.
5. Availability of on-street parking.
6. Access for all residents of the proposed subdivision to the equipped children's play area.
7. Maintaining access to existing easement across rear of lots 4 and 5 and bisecting Lot 3.
8. Maintaining access to existing residential dwelling units during construction / communication.


M. Maureen Pascoe Merkley
Director of Planning


B. Casselman
City Manager


J. Faurschou
Planner I

REVISIONS

| NO. | DATE | BY | REVISION |
|-----|-------------|----------|--|
| 1 | 2010 OCT 29 | PLANNING | REVISION FOR PUBLIC AND CITY ENGINEERING |
| 2 | 2010 OCT 29 | PLANNING | REVISION FOR PUBLIC AND CITY ENGINEERING |
| 3 | 2010 OCT 29 | PLANNING | REVISION FOR PUBLIC AND CITY ENGINEERING |
| 4 | 2010 OCT 29 | PLANNING | REVISION FOR PUBLIC AND CITY ENGINEERING |
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| 9 | 2010 OCT 29 | PLANNING | REVISION FOR PUBLIC AND CITY ENGINEERING |
| 10 | 2010 OCT 29 | PLANNING | REVISION FOR PUBLIC AND CITY ENGINEERING |

NOTES

1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEY ACT AND THE SURVEY ACT.
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LEGEND

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- 10. EASEMENT PLANTED TO ADJACENT

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE BEEN ADVISED BY THE SURVEYOR THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEY ACT AND THE SURVEY ACT.

RECEIVED

OCT 29 2010

Planning

SCHEDULE "B" - Report 2010-166-12

MEMORANDUM



OPERATIONS DEPARTMENT

Date: November 22, 2010

File No. D00-01

To: Jonathan Faurischou
Planner I

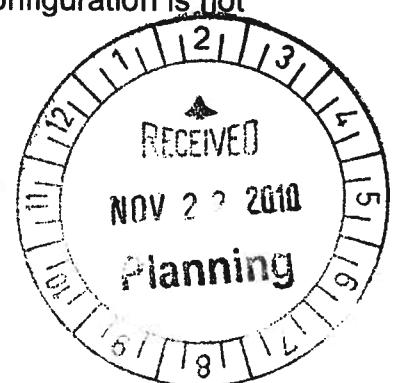
From: Conal J. Cosgrove
Director of Operations

Subject: Liston Avenue Subdivision (south side)

The Operations Department has the following comments with regards to this Application for Subdivision Approval:

1. With the higher traffic and pedestrian volumes expected to be associated with the proposed apartment building, a sidewalk should be included on the outside of the cul-de-sac, starting at Liston Avenue, across the frontages of Lots 1 through 6.
2. Due to the need for access to the existing large diameter storm sewer, fences and backyard structures should be prohibited on Lots 4 and 5.
3. Due to the short distances between the proposed townhouse driveways, on-street parking for visitors will be minimal.
4. It is assumed, based on the Draft Plan of Subdivision, that the lands to the rear of Lots 4 and 5, and the lands to the south of the apartment building, will be privately held as part of Lot 3. The proposed configuration is not conducive to municipal ownership or maintenance.
5. It is assumed, based on the Draft Plan of Subdivision, that the driveway to the east of the apartment building, and the parking area to the south of the apartment building, will be privately held as part of Lot 3. The proposed configuration is not conducive to municipal ownership or maintenance.

Conal
CJC/jw



SHEPHERD'S GREEN CO-OPERATIVE HOMES INC.
42A LISTON AVENUE
BROCKVILLE, ONTARIO
K6V 7A6
(513) 498-1669

November 22/10.

City of Brockville
Planning Dept.

Attn: John Faurichou

Dear John;

This letter follows the discussion I had with you on Friday November 19/10 regarding the proposed subdivision on the south side of Liston Avenue.

We are pleased that the property in question is being developed. We have a few concerns that I would like to bring to your attention.

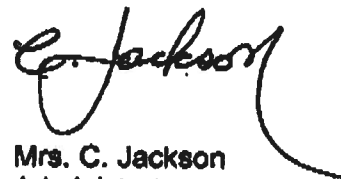
We are concerned about the parking. This is a very dense community and street parking has always been a problem. Many of our residents have visitors who must park on the street. The addition of these new homes will create an even bigger problem in this neighbourhood. I realize that the city is not responsible for providing parking on the street however, this should be taken into consideration when you review the density of population that now exists.

Another concern speaks to the problems we have had during the current phase of construction. The contractor has shown little consideration to our residents. He has blocked off access to our homes on many occasions without notice. In many cases he is digging holes in the middle of the street and people can not remove their vehicles because they were not informed. There have only been a couple of occasions where some people were advised but not everyone concerned.

We appreciate that new construction can pose problems with inconvenience however we feel that there has been a serious lack of communication and consideration. We hope that in the future this will improve.

Thank you for your time and attention to these matters.

Sincerely,



Mrs. C. Jackson
Administrator