



Economic Development and Planning Committee

Tuesday, July 5, 2016, 6:00 pm
City Hall, Council Chambers

Committee Members

Councillor P. Deery,
Chair
Councillor L. Bursey
Councillor M. Kalivas
Councillor D. LeSueur
Mayor D. Henderson,
Ex-Officio

Areas of Responsibility

Economic Development
Planning
Chamber of Commerce
DBIA
Heritage Brockville

Economic Development
Advisory Team
Museum Board
Library Board
Arts Centre
Tourism

Page

PUBLIC MEETING AGENDA

Item

2 - 6

1. 2016-087-07
Proposed Amendment to Zoning By-law 050-2014
108 Perth Street, Owner: Trans Eastern Communication
Applicant: Stacey MacDonald

THAT Report 2016-087-07 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.

7 - 15

2. 2016-088-07
Proposed Amendment to zoning By-law 050-2014
1115 Millwood Avenue, Owner: Sweetwater Homes Ltd.
Applicant: Jane Almond

THAT Report 2016-088-07 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.

29June2016

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 05 July 2016

2016-087-07

**PROPOSED AMENDMENT TO ZONING
BY-LAW 050-2014, 108 PERTH STREET
OWNER: TRANS EASTERN COMMUNICATION
APPLICANT: STACEY MACDONALD,
DTZ – EASTERN ONTARIO LIMITED
FILE: D14-014₍₀₅₀₋₂₀₁₄₎**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II**

RECOMMENDATION

THAT Report 2016-000-07 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

To provide information for purposes of conducting a Public Meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 050-2014.

BACKGROUND

The subject property, 108 Perth Street, was originally developed in 1994 as an auto supply business (Tichborne Auto Supply). The property was sold in 2015. The current uses of the building are Four-0-One Security (business and professional office) and a thrift store (retail).

An Application for Amendment to City of Brockville Zoning By-law 050-2014 was submitted by Stacey Macdonald, DTZ – Eastern Ontario Limited, acting for the property owner, for lands legally described as Lots 10 and 11, and Part lot 25, Sub-Block 3, Block 47, Plan 67 being Part 1 on Reference Plan 28R7129, City of Brockville County of Leeds; municipal address 108 Perth Street. The application for amendment to Zoning By-law 050-2014, if approved, would rezone the subject lands from E1-Business Park Zone to C1-Local Commercial Special Exception Zone to permit the current uses of the subject property (noted above) in addition to all other uses permitted in the C1- Local Commercial Zone.

ANALYSIS

Zoning and Official Plan Information:

Official Plan: Neighbourhood Area
Existing Zoning: E1-Business Park Zone

Proposed Zoning: C1-Local Commercial Special Exception Zone to permit those uses permitted in the C1-Local Commercial Zone and the special exception for business and professional office use and retail use.

Site Characteristics:

The subject land has a lot area of 0.16 hectares, with lot frontages on Perth Street of 40.0m and Brock Street of 40.5m. The subject land is currently occupied by a one storey commercial building and associate parking. **Schedule "A"** to this report is a site plan of the subject property. **Schedule "B"** to this report is a photograph from Perth Street of the frontage of the subject property.

Surrounding Land Use:

- North: Lands located to the north (opposite side of Brock Street West) are zoned R4-General Residential Zone; occupied by residential dwellings.
- East (north): Lands located to the east (opposite side of Perth Street and north of Brock Street) are zoned C1-Local Commercial Zone; occupied by an older building used for a Personal Service Establishment and upper floor apartments.
- East (south): Lands located to the east (opposite side of Perth Street) are zoned C2-2 General Commercial Special Exception Zone; occupied by an older retail and storage building; lands further south of the C2-2 Zone are zoned R4 and occupied by residential dwellings.
- South: Lands located south of 108 Perth Street are zoned I1-General Institutional Zone and are occupied by Seventh Day Adventist Church.
- West: Lands located to the west, to the rear of the commercial building are zoned R4-General Residential Zone and occupied by residential dwellings.

Comments Received are summarized below:

Departments and Agencies:

1. Planning Department - Building Services Division, B Caskenette, CBO:
 - *No concerns at this time*
2. Environmental Services Department, S. Allen, Supervisor of Engineering:
 - Not opposed to the application

3. Operations Department, C. Cosgrove, Director of Operations
 - No concern (verbal confirmation received)
4. Fire Prevention Office – Matt Tyo, Fire Prevention Officer
 - No concern at this time

Potential Issues for Discussion:

1. Appropriateness of the requested zoning.
2. Compatibility of proposed uses with the surrounding neighbourhood.
3. Traffic and parking.

POLICY IMPLICATIONS

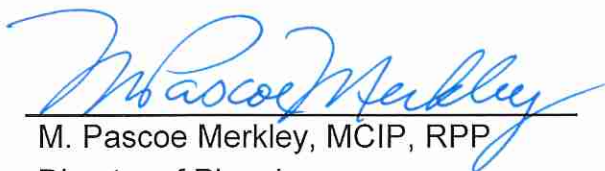
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS

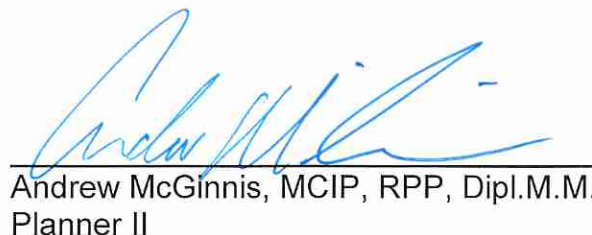
A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. There are no other financial considerations at this time.

CONCLUSION


A 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. Pascoe Merkley, MCIP, RPP
Director of Planning



Andrew McGinnis, MCIP, RPP, Dipl.M.M.
Planner II



B. Casselman
City Manager

GENERAL NOTES

1. ALL WORK ON CITY PROPERTY TO BE PERFORMED BY A CONTRACTOR APPROVED BY THE CITY.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO START OF CONSTRUCTION.

TREES

- 3 - RED MAPLE - ACER RUBRUM - 55mm CAL.
- 2 - COMMON JUNIPER - JUNIPERUS COMMUNIS - 450mm HIGH
- 14 - TAMARIX JUNIPER - JUNIPERUS SABINA 'TAMARISC'
- 10 - COUNTRY GOLD ENONYMUS - ENONYMUS FORTUNE

SITE STATISTICS

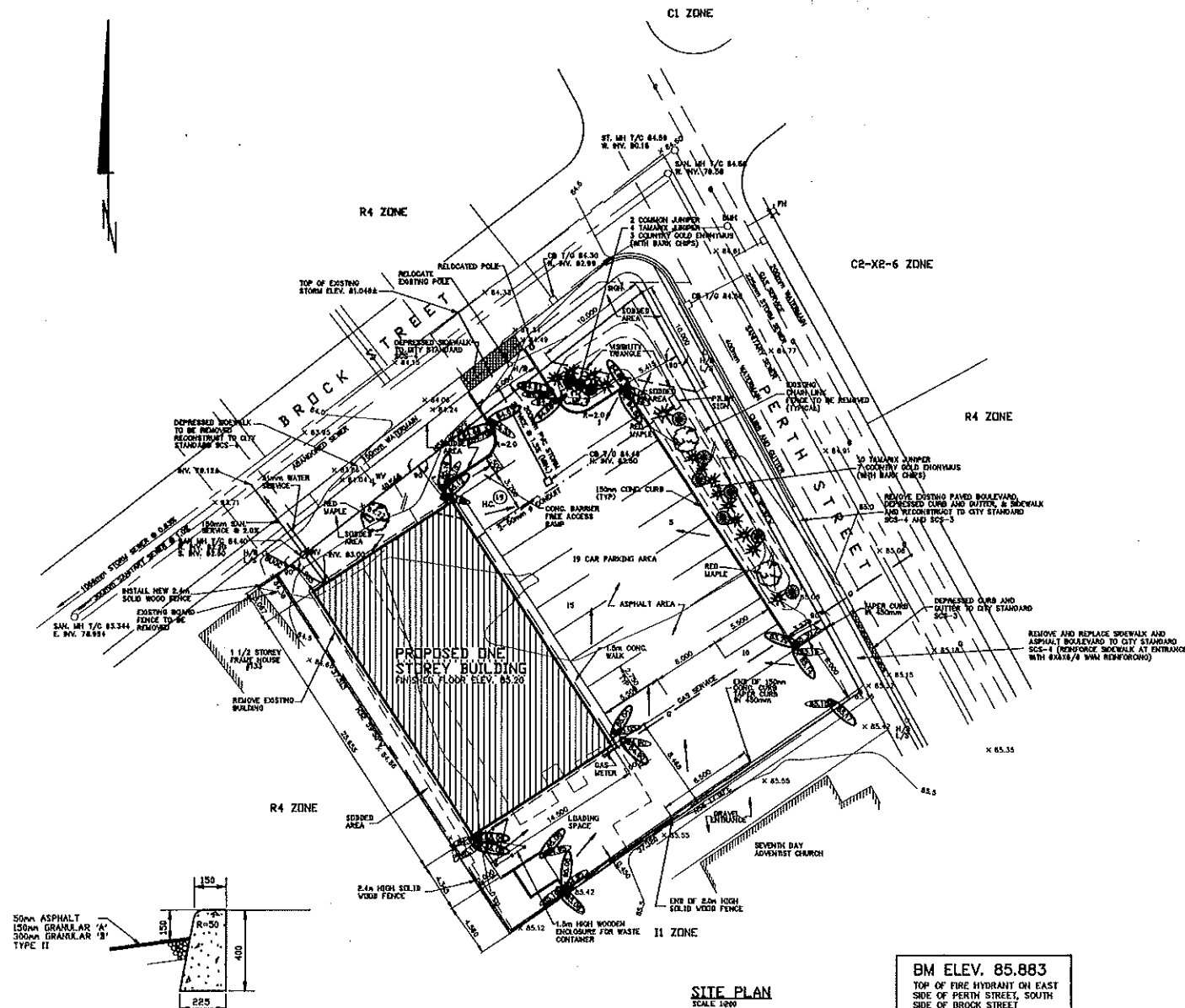
LOT AREA
LOT FRONTAGE
FRONT YARD
EXTERIOR SIDE YARD
INTERIOR SIDE YARD
REAR YARD
MIN. LANDSCAPED AREA
MAX. BUILDING HEIGHT
MAX. LOT COVERAGE
PARKING
LOADING SPACES
BUILDING AREA
GROSS LEASABLE AREA
ASPHALT AREA

CONSTRUCTION STANDARDS

CATCH BASIN COVER - OPSD - 400.01 CATCH BASIN, CAST IRON FRAME, AND DISHED SQUARE GRATE
MANHOLE COVER - OPSD - 401.01 TYPE 'A' MANHOLE, CAST IRON COVER AND SQUARE FRAME
CATCH BASIN - OPSD - 705.02 600mm X 600mm PRECAST CATCH BASIN
MANHOLE - OPSD - 701.01 PRECAST MANHOLE 1200mm DIAMETER
MANHOLE BENCHING DETAIL - OPSD - 1004.01
STORM SEWER - 200mm P.V.C. CSA B182.1 DR 28, @ 1.5% MIN. GRADE
SAN. SEWER - 150mm P.V.C. CSA B102.1 DR 28, @ 2.0% MIN. GRADE
PROVIDE APPROVED PREMANUFACTURED CONNECTION FOR SANITARY AND STORM SERVICES TO MAINS.

LEGEND

- SAN. MH
- ST. MH
- C.B. T/G
- WATER SERVICE
- SANITARY SEWER
- STORM SEWER
- GAS MAIN
- BURIED UNDERGROUND ELECTRICAL AND CABLE
- EXISTING CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- AS-CONSTRUCTED
- DIRECTION OF DRAINAGE
- LIGHT STANDARD
- FIRE HYDRANT

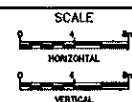


SITE PLAN
SCALE 1:200

BM ELEV. 85.883
TOP OF FIRE HYDRANT ON EAST
SIDE OF PERTH STREET, SOUTH
SIDE OF BROCK STREET

TYPICAL CONCRETE CURB
N.T.S.

NO.	BY	DATE	REVISIONS
1.	B.J.	18/08/93	CONC. WALK ADDED
2.	CO	23/08/93	FOR SITE PLAN CONTROL
3.	CO	04/10/93	AS PER SITE PLAN REVIEW
4.	GH	22/02/94	FOR CONSTRUCTION
5.	GH	23/11/94	AS CONSTRUCTED



DESIGN	CHECKED
D.G.P.	CHECKED
DRAWN	CHECKED
B.S.P./C.L.C.	CHECKED
APPROVED	FILE NO.
DATE	C539-E

EASTERN
ENGINEERING GROUP INC.
CONSULTING ENGINEERS
BROCKVILLE

TICHBORNE AUTO SUPPLY
CORNER OF PERTH AND BROCK STREET
BROCKVILLE, ONTARIO

PROPOSED SITE PLAN

SCHEDULE "B" TO REPORT 2016-087-07



29June2016

REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC MEETING – 05 July 2016

2016-088-07

**PROPOSED AMENDMENT TO ZONING
BY-LAW 050-2014, 1115 MILLWOOD AVENUE
OWNER: SWEETWATER HOMES LTD.
APPLICANT: JANE ALMOND, MCIP, RPP
FILE: D14-013₍₀₅₀₋₂₀₁₄₎**

**M. PASCOE MERKLEY
DIRECTOR OF PLANNING
ANDREW MCGINNIS
PLANNER II**

RECOMMENDATION

THAT Report 2016-088-07 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

To provide information for purposes of conducting a Public Meeting under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 050-2014.

BACKGROUND

1115 Millwood Avenue, is the northerly portion of the lands which have been under construction since November 2014, originally slated for two 12 unit condominium buildings. Currently, one (1) of the building is complete and the owner of the property wishes to construct a five (5) unit townhouse block on the residual lands rather than the originally proposed condo building.

An Application for Amendment to City of Brockville Zoning By-law 050-2014 has been submitted by Jane Almond, MCIP, RPP, acting for the property owner, for lands located at 1115 Millwood Avenue. The application for amendment to Zoning By-law 050-2014, if approved, would rezone the subject lands from R6 – Multiple Residential Zone to R5 – Multiple Residential Special Exception Zone to permit the construction of a five (5) unit townhouse block with a reduced frontage and a reduction to the rear yard setback.

Initially requested was a rear yard reduction of 5.9 metres from the required 7.5 metres; however, due to a redesign of the townhouse block, the owner is now requesting 4.9 metre rear yard setback. This amended request is due to the redesign of the townhouse block as well as the location of the property line on the south side. Also requested is a reduction in the minimum required lot frontage for a townhouse block, from 30.0 metres to 25.3 metres.

In addition to the above requests, Planning Staff would like to make Councillors aware of a

request that was made through the application and circulated to agencies and neighbours regarding the landscaped open space provision. Requested at the time of application was a reduction to the minimum landscaped open space from 30.0% to 23.9%. This request was made in error on the application and a reduction is not needed as the property has adequate open space provided at 60.2%, as shown on attached Schedule "A" to this report.

ANALYSIS

Zoning and Official Plan Information:

Official Plan: Neighbourhood Area subject to Screening Area Policies for the Cataraqui Region Conservation Authority.

Existing Zoning: R6 – Multiple Residential Zone

Proposed Zoning: R5 – Multiple Residential Special Exception Zone to permit the construction of a five (5) unit townhouse block with a reduction to the minimum required lot frontage for a Block Townhouse Dwelling from 30.0 metres to 25.3 metres as well as a reduction to the minimum required rear yard setback from 7.5 metres to 4.9 metres.

Site Characteristics:

The subject land has a lot area of 0.29 hectares, with a lot frontage on Millwood Avenue of 25.3 metres. The subject land is currently vacant but was originally slated for a 12-unit condominium building. **Schedule "A"** to this report is a site plan of the subject property. **Schedule "B"** to this report are photographs of the subject property.

Surrounding Land Use:

North: Lands located to the north are zoned EP – Environmental Protection Zone, in part, and OS – Open Space Zone, in part.

East: Lands located to the east are zoned EP – Environmental Protection Zone, in part, and I2 – St. Lawrence College/Special Exception Zone; occupied by St. Lawrence College and the Memorial Centre.

South: Lands located south (across Magedoma Boulevard) are zoned T-C3-3 General Commercial Arterial Special Exception Zone and is occupied by Canadian Tire and a Food Truck.

South (West): Lands located to the southwest (across Millwood Avenue) are zoned R6-Multiple Residential Zone and are occupied by Millwood Manor, a 47-unit residential apartment building.

West: Lands located to the west (across Millwood Avenue) are zoned R5-4 Multiple Residential Special Exception Zone and are occupied by the Camelot, a 47-unit Condominium building.

Comments Received are summarized below:

Departments and Agencies:

1. Planning Department - Building Services Division, B Caskenette, CBO:
 - No concerns at this time
2. Environmental Services Department, S. Allen, Supervisor of Engineering:
 - Not opposed to the application
3. Operations Department, C. Cosgrove, Director of Operations
 - No concern (verbal confirmation received)
4. Fire Prevention Office – Matt Tyo, Fire Prevention Officer
 - No concern at this time
5. Cataraqui Region Conservation Authority, Michael Dakin, Resource Planner (email dated 24 June 2016, attached as **Schedule “C”** to this report):
 - Concerns with the conceptual site plan submitted with the proposed zoning amendment. The changes to the location and configuration of development may or may not comply with natural hazard setbacks and stormwater management requirements for this site.
 - It is our opinion that it is critical that a revised Site Plan, including a Landscape and Grading Plan, and a new Stormwater Management Plan be submitted for review by the CRCA and City of Brockville Engineering staff prior to approval of the proposed zoning amendment. Approval of an amendment without necessary technical review would, in our opinion, be inappropriate at this time.
 - We formally recommend deferral of the application until the documents requested above are submitted to the satisfaction of the CRCA and City of Brockville.

Potential Issues for Discussion:

1. Appropriateness of the requested zoning including the proposed reduction to the rear yard setback and natural heritage impacts.
2. Compatibility of proposed use with the surrounding neighbourhood.

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 which will include review and consideration of policies that are relevant to the requested amendment.

FINANCIAL CONSIDERATIONS


A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. There are no other financial considerations at this time.

CONCLUSION

A 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. Pascoe Merkley, MCIP, RPP
Director of Planning


Andrew McGinnis, MCIP, RPP, Dipl.M.M.
Planner II


B. Casselman
City Manager

Amable Designs is NOT a Survey Firm. This is NOT a Part of Survey.
This Plan should be to be read as a Compiled Plan of Data
Available to the Public.
This Plan shall not be used for any other purpose except for the
purpose indicated in the Title Block.



SCHEDULE "A" TO REPORT 2016-088-07

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

PRELIMINARY
NOT ISSUED FOR CONSTRUCTION.

SITE STATISTICS AND ZONING CALCULATIONS			
Zoning Designation Proposal : R5 Residential - Multiple			
Item Description	R5 Requirement	Existing Proposal	Notes
Lot Frontage	60.0 ft (Min) (4.0)	8.2 ft (Min)	
Lot Area (ft ²) (Min) (4)	10070 sq ft (Min) (4.0)	2500 sq ft (Min)	* 4360' Front Setback
Lot Area (ft ²) (Max)	-	1324.75 sq ft	* 100' Setback from rear lot line
Front Yard Setback	4.0 ft (Min)	18.0 ft	* 100' Setback from rear lot line
Side and Rear Yard Setback	4.0 ft (Min)	24.75 ft	* 100' Setback from rear lot line
Interior Side Yard Setback	1.2 ft (Min)	-	* 100' Setback from rear lot line
Interior Side Yard Setback	-	14.0 ft	* 100' Setback from rear lot line
Rear Yard Setback	7.5 ft (Min)	4.0 ft	* 100' Setback from rear lot line
Building Height	12.5 ft (Max)	5.0 ft (1.5 stories)	* 100' Setback from rear lot line
Building Area (ft ²) (Max)	-	97.0 ft (2.0)	* 100' Setback from rear lot line
Building Footprint (ft ²) (Max)	-	138.4 ft (3.0)	* 100' Setback from rear lot line
Approved Building Footprint (ft ²) (Max)	-	44.8 ft (1.0)	* 100' Setback from rear lot line
Unimproved Corner Lot	30.0 ft (Min)	40.0 ft	* 100' Setback from rear lot line

Annable Des
Residential & Commercial Architectural Design
6206 6th Commercial Road
1999, 194-03-0000
Phone: 450-5142

PROJECT 10 NUMBER
571

COMPLETION DATE: APR 2016	
COMPUTER NO: 5715P1180	
BY: D. F. ANJALIM	Rev.
SCALE: 1:200H	

SCHEDULE "B" TO REPORT 2016-088-07





Photo of adjacent Condominium Building.

Andrew McGinnis

From: Michael Dakin <mdakin@crca.ca>
Sent: June-27-16 11:14 AM
To: Lorraine Bagnell; Andrew McGinnis
Cc: Steve Allen
Subject: RE: D14-013 (1109 Millwood Ave)

Andrew / Lorraine:

Please see revised CRCA comments, below. Reference to the reduction in open space has been removed. Otherwise, our comments remain the same.

Mike



Michael Dakin

Resource Planner

Cataraqui Region Conservation Authority

Visit us on the Web: www.crca.ca

From: Michael Dakin [<mailto:mdakin@crca.ca>]
Sent: Friday, June 24, 2016 1:10 PM
To: Lorraine Bagnell (lbagnell@brockville.com); Andrew McGinnis (amcginnis@brockville.com)
Cc: 'sallen@brockville.com'
Subject: D14-013 (1109 Millwood Ave)

Lorraine / Andrew:

CRCA staff have reviewed the application for Zoning By-law Amendment D14-013 for the proposed zoning change at 1109 Millwood Avenue. The owner proposes to amend the zoning to permit a 5 unit townhouse development on the north portion of the property in place of the previously approved 12 unit condominium building. We do not object in principle to the proposed amendment to permit the townhouses. However, since the proposed site-specific zone includes a reduction in the rear yard setback these changes may have implications that could affect the development's ability to meet CRCA minimum hazard setbacks (13.5 m minimum to toe of slope, 6 m minimum from 1:100 year flood elevation) and may also affect on-site stormwater management.

The exact location of the previously proposed condo building was partly a function of specific constraints associated with the flood plain and erosion hazard and stormwater management capacity/design on the subject property. **The conceptual Site Plan submitted with the proposed zoning amendment shows changes to the location and configuration of development that may or may not comply with natural hazard setbacks and stormwater management requirements for this site.**

Therefore, it is our opinion that it is critical that a revised Site Plan, including a Landscape and Grading Plan, and a new (or updated) Stormwater Management Plan be submitted for review by the CRCA and City of Brockville Engineering staff prior to approval of the proposed zoning amendment. Approval of an amendment to permit a specific setback reduction without necessary technical review would, in our opinion, be inappropriate at this time. We formally recommend deferral of application D14-013 until such time that the documents noted above are submitted to the satisfaction of the CRCA and City of Brockville.

Please provide us with any notice of decision with regards to this application. Please also provide these comments to the applicant and/or consultant on our behalf. Finally, please contact me should you have any questions.

Best regards,
Mike



Michael Dakin

Resource Planner

Cataraqui Region Conservation Authority

1641 Perth Road, PO Box 160, Glenburnie ON, K0H 1S0

Phone: (613) 546-4228 ext. 228 - Fax: (613) 547-6474

Toll Free for Area code (613): 1-877-956-2722

Visit us on the web: www.crca.ca

www.cleanwatercataraqui.ca

www.cataraquitrail.ca

Follow us on:

