



Economic Development and Planning Committee

Tuesday, December 2, 2014, 6:00 pm
City Hall, Council Chambers

Committee Members

Councillor J. Baker, 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

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PUBLIC MEETING AGENDA

Item

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1. 2014-135-12
Proposed Plan of Subdivision and
Proposed Amendment to City of Brockville
Zoning By-law 050-2014
Part of Lots 15, 19 and 22, Plan 206,
being Parts 2 and 5, Reference Plan 28R-12501
Centre Street, City of Brockville
Owner: Brockville Centre Development Corporation
Agent: PMP 7904274 Canada Inc. - Ms. Jane Almond
Files: D14-002 (050-2014) and 08T-14502

THAT Report 2014-135-12 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 for recommendation to Council.

25Nov2014

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 02 December 2014**

2014-135-12

**PROPOSED PLAN OF SUBDIVISION
AND PROPOSED AMENDMENT TO CITY OF
BROCKVILLE ZONING BY-LAW 050-2014
PART OF LOTS 15, 19 AND 22, PLAN 206,
BEING PARTS 2 AND 5, REFERENCE PLAN 28R-12501
CENTRE STREET, CITY OF BROCKVILLE
OWNER: BROCKVILLE CENTRE DEVELOPMENT CORPORATION
AGENT: PMP 7904274 CANADA INC. - MS. JANE ALMOND
FILES: D14-002₍₀₅₀₋₂₀₁₄₎ AND 08T-14502**

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

RECOMMENDATION:

THAT Report 2014-135-12 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 for recommendation to Council.

OUTLINE OF PROPOSAL:

Ms. Jane Almond (PMP 7904274 Canada Inc.), acting as Agent for Brockville Centre Development Corporation, owner of lands described as Part Lots 15, 19 and 22, Plan 206, being Parts 2 and 5, Reference Plan 28R-12501, City of Brockville, County of Leeds, has made application for a proposed Plan of Subdivision and a proposed amendment to City of Brockville Zoning By-law 050-2014.

The subject lands are located on the East side of Centre Street, approximately 40 metres south of Baxter Drive to approximately 220 metres north of Baxter Drive (north of the newly constructed dwelling units on the east side of Centre Street and south of the existing dwellings constructed on Pearl Street West). The subject lands are currently vacant. A sketch showing the location of the subject lands, the proposed Plan of Subdivision, outlined in RED, and the location of the land proposed to be rezoned, outlined in GREEN, is attached to this report as **Schedule "A"** to this report.

Brockville Centre Development Corporation, the owner, wishes to develop a residential subdivision on the east side of Centre Street, north of the existing development being undertaken by the same developer. The application for approval of a Plan of Subdivision indicates the creation of twenty-two (22) dwelling units consisting of one (1) single detached dwelling unit, eight (8) semi-detached dwelling units, nine (9) triplex dwelling units and four (4) street townhouse dwelling units. All units are proposed to have frontage on Centre Street and shall be municipally serviced.

The subject lands are currently zoned R3-2-General Residential, Special Exception Zone. A concurrent application has been filed requesting that Block 9, outlined in green on **Schedule "A"** to this report, be rezoned to an R3-General Residential Special

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Proposed Plan of Subdivision**and Proposed Amendment To City of Brockville Zoning By-Law 050-2014****Part of Lots 15, 19 And 22, Plan 206, Being Parts 2 And 5, Reference Plan 28R-12501,****Centre Street, City of Brockville****Owner: Brockville Centre Development Corporation****Agent: PMP 7904274 Canada Inc. - Ms. Jane Almond****Files: D14-002₍₀₅₀₋₂₀₁₄₎ and 08T-14502**

Exception Zone to add "street townhouse dwelling" as a permitted use. Blocks 1 through 8, inclusive, are proposed to remain as currently zoned, being R3-2-General Residential, Special Exception Zone.

Official Plan and Zoning Information:

Official Plan Designation: *Neighbourhood Area*

Existing Zoning: *R3-2-General Residential, Special Exception Zone.*
The uses permitted in the R3-2 Zone are be those uses permitted in the R3 Zone. The zone provisions for the R3-2 Zone are the same as the R3-General Residential Zone provisions save and except that the minimum front yard setback is established at 9.0 metres for all permitted uses.

Proposed Zoning: *R3-_-General Residential, Special Exception Zone.*
The proposed amendment would, if approved, be applied to Block 9 only, and would maintain those zone provisions currently identified under the R3-2 Zone while adding "street townhouse dwelling" as a permitted use.

Site Characteristics:

Total Area: 0.93 hectares (2.29 acres)
Frontage, Centre Street: 292.958 metres (961.15 feet), including the existing road allowance between Lots 8 and 9.
Average Depth: 41.158 metres (135.03 feet)

Surrounding Land Use:

Lands to the north of the subject property are zoned R2-Single Detached Residential Zone and R3-General Residential Zone and have been developed with single detached dwellings and semi-detached dwellings. These lands are part of Brockwoods Subdivision, a previously approved subdivision.

Lands immediately east of the subject property are zoned H1-R1-Single Detached Residential Zone and are vacant lands which are the subject of current applications for: Official Plan Amendment; Zoning By-law Amendment; and approval of a 400 + unit plan of subdivision (Junic – former Phillips Cables lands).

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Proposed Plan of Subdivision

and Proposed Amendment To City of Brockville Zoning By-Law 050-2014

Part of Lots 15, 19 And 22, Plan 206, Being Parts 2 And 5, Reference Plan 28R-12501,

Centre Street, City of Brockville

Owner: Brockville Centre Development Corporation

Agent: PMP 7904274 Canada Inc. - Ms. Jane Almond

Files: D14-002₍₀₅₀₋₂₀₁₄₎ and 08T-14502

Lands to the south of the subject property are zoned R3-2-General Residential, Special Exception Zone and are occupied by multiple unit residential dwellings fronting on the east side of Centre Street. These lands are part of Centre Street Phase I Subdivision, a previously approved subdivision. The majority of these units have been built, a few are under construction and a small portion of the subdivision to the south remains vacant.

Lands to the west of the subject property are zoned R1- Single Detached Residential Zone and are occupied by existing low density residential development on partial services.

Comments Received (Schedule "B")

Notice of the Public Meeting respecting the Proposed Plan of Subdivision and Proposed Zoning By-law Amendment has been provided or distributed in accordance with Planning Act regulations. The following comments have been received as of the date of this report.

Internal Comments:

1. Conal Cosgrove, Director of Operations
(E-Mail dated 17 November 2014)

"The Operations Department has no comments with respect to the creation of the proposed lots on the east side of Centre Street."

"In conjunction with the Environmental Services Department, we are discussing potential changes to the proposed reconstruction and widening of Centre Street with the engineering consultant."

2. Steve Allen, Supervisor of Engineering
(E-Mail dated 18 November 2014)

"The Environmental Services Department has reviewed the application for subdivision on the east side of Centre Street from Baxter Drive northerly to Pearl Street and we are not opposed to the creation of the proposed 9 lots for dwellings. However, we will have further comments at the detailed design stage once all engineering for the proposed development is complete."

"We are in the process of making changes to the overall realignment and widening of Centre Street to avoid costly utility relocating. We are in the process of having our consultant finalize design in conjunction with this development."

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Proposed Plan of Subdivision**and Proposed Amendment To City of Brockville Zoning By-Law 050-2014****Part of Lots 15, 19 And 22, Plan 206, Being Parts 2 And 5, Reference Plan 28R-12501,****Centre Street, City of Brockville****Owner: Brockville Centre Development Corporation****Agent: PMP 7904274 Canada Inc. - Ms. Jane Almond****Files: D14-002₍₀₅₀₋₂₀₁₄₎ and 08T-14502**

3. Chief Chris Dwyer, Brockville Fire Department
(E-Mail dated 21 November 2014)

"No concerns"

External Comments:

1. Mark Greene, Chief Building Official, Part VIII Program, Leeds, Grenville & Lanark District Health Unit
(Letter dated 21 October 2014)

No concerns.

2. Pierre Tétrault, Coordonnateur de la planification au service des Immobilisations
Conseil des écoles publiques de l'Est de l'Ontario.
(Letter dated 27 October 2014)

No comment and no objection to Plan of Subdivision or ZBLA.

3. Peggy Deslauriers, Officer Delivery Planning, Canada Post:
(Letter dated 27 October 2014 attached)

Implementation comments – see attached letter for details.

4. Steve Durant, Customer Operations Manager, Brockville Area, Hydro One,
Provincial Lines, Hydro One Distribution
(E-Mail dated 11 November 2014)

"Hydro One has existing plant in the area.

Description of plant: There are overhead primary conductors in this area (across the street).

Hydro One Distribution has no objections to the proposed scope of work, provided that the following conditions are met:

- *All underground locates are obtained prior to any excavation and hand dig within 1.0 m of any buried plant.*
- *No excavation within 5 feet of any poles and/or anchors.- All workers and equipment must remain at least 10 feet from all overhead primary voltage lines."*

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Proposed Plan of Subdivision

and Proposed Amendment To City of Brockville Zoning By-Law 050-2014

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Centre Street, City of Brockville

Owner: Brockville Centre Development Corporation

Agent: PMP 7904274 Canada Inc. - Ms. Jane Almond

Files: D14-002₍₀₅₀₋₂₀₁₄₎ and 08T-14502

5. Denis De Rango, Specialized Services Team Lead, Hydro One
(E-Mail dated 06 November 2014)

"We have revised the documents concerning the above noted Draft Plan of Subdivision and have no comments or concerns at this time."

6. Linda Raffoul, Manager-Development & Municipal Services Control Centre, Bell
(Letter dated 11 November 2014 attached)

Bell has identified various actions and Conditions of Draft Plan of Subdivision Approval. The full text of the comments has been attached.

7. Karolyn Bois, Planificatrice en Immobilisations, Conseil des Ecoles Catholiques du Centre Est.
(Letter dated 27 October 2014)

"No comment and no objection" (to D14-002 or O8T-14502).

8. Stephen Bohan, Resource Planning Assistant, CRCA:
(Letter dated 21 November 2014 attached)

Implementation comments concerning Stormwater Management (quantity, quality) and Natural Heritage (Significant Woodlands, Species at Risk). See attached letter for details.

"Staff recommend deferral of the application for Subdivision Approval (08T-14502) and Zoning By-law (D14-002) until such time that the issue of adequate quantity and quality control is addressed to the satisfaction of the CRCA and City of Brockville."

9. Resident
(See attached letter dated 18 November 2014 – redacted by City Clerk Department)

Opposed to Plan of Subdivision and Amendment to Zoning By-law in regard to Block 9 on the draft Plan;

- Inappropriate to place townhouses adjacent to existing single detached dwellings.
- Gradual transition of dwelling types recommended.


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Proposed Plan of Subdivision**and Proposed Amendment To City of Brockville Zoning By-Law 050-2014****Part of Lots 15, 19 And 22, Plan 206, Being Parts 2 And 5, Reference Plan 28R-12501,****Centre Street, City of Brockville****Owner: Brockville Centre Development Corporation****Agent: PMP 7904274 Canada Inc. - Ms. Jane Almond****Files: D14-002₍₀₅₀₋₂₀₁₄₎ and 08T-14502**

Potential Issues for Discussion:

1. Appropriateness of proposed change to zoning of Block 9 for townhouse development.
2. Cost sharing for the extension of services and reconstruction of Centre Street for that portion of Centre Street fronting the proposed subdivision.
3. Stormwater management.

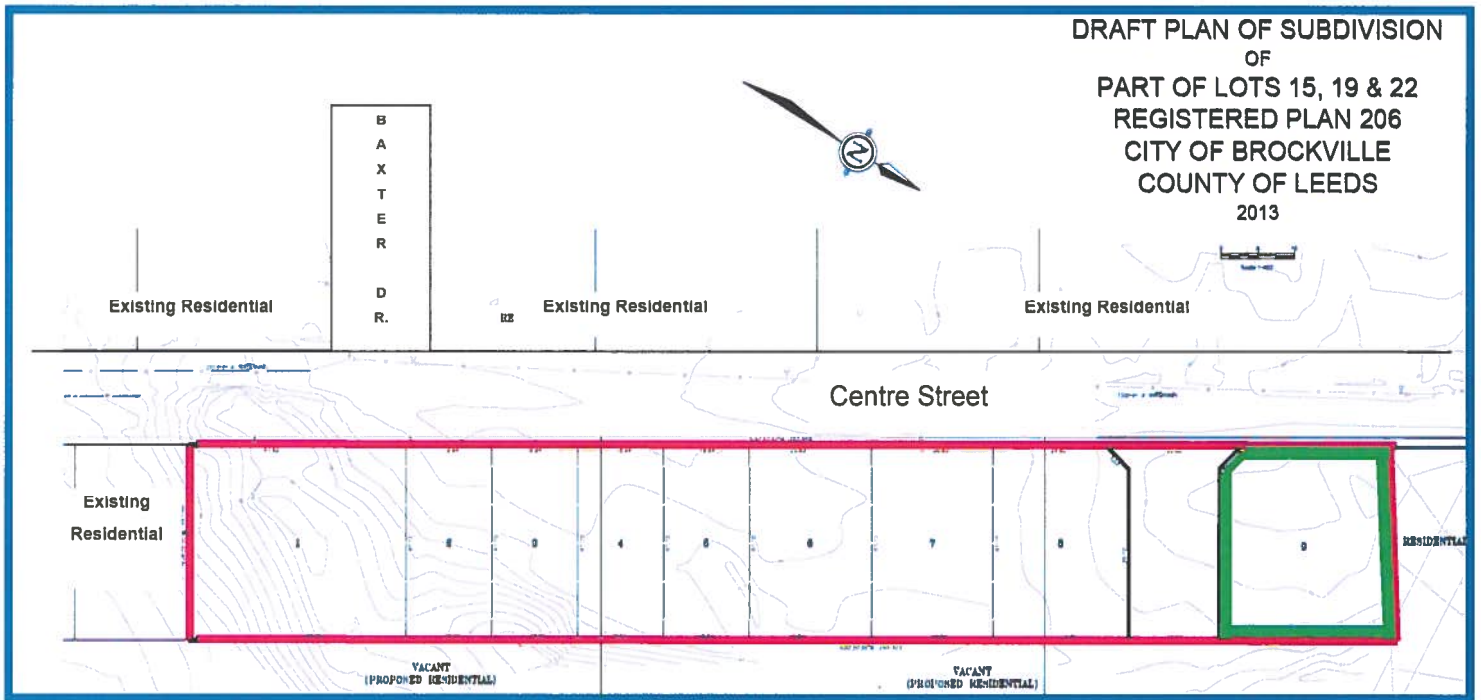


M. Maureen Pascoe Merkley
Director of Planning

per **B. Casselman**
City Manager

J. Faurischou
Planner I

Schedule "A" to Report 2014-135-12



Lands subject to Draft Subdivision Approval – indicated in **red**.

Lands subject to Zoning By-law Amendment – indicated in **green**.

Schedule "B" to Report 2014-135-12



Date: October 27, 2014.

Reference File: O8T-14502,D14-002



City Of Brockville
Jonathan Faurschou
Planning Department
1 King St West PO Box 5000
Brockville, Ontario K6V 7A5

Thank you for contacting Canada Post regarding plans for the above mentioned new development.

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the development through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the development, we have not determined the amounts of site(s). **The CMB's location will be determined at the time of the preliminary CUP Plan.**
3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Peggy Deslauriers
PO Box 8037 Ottawa T CSC,
Ottawa, Ontario K1G 3H6
Cell: 613-294-7629

Appendix A**Additional Developer Requirements:**

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)



Development & Municipal Services Control Centre
 Floor 5, 100 Borough Drive
 Scarborough, Ontario
 M1P 4W2
 Tel: 416-296-6291 Toll-Free: 1-800-748-6284
 Fax: 416-296-0520



November 11, 2014

City of Brockville
 Planning Department
 P.O.Box 5000, 1 King Street West
 Brockville, Ontario
 K6V 7A5

Attention: Jonathan Faurschou

Dear Sir/Madam:

RE: Draft Plan of Subdivision
 Centre St. and Baxter Dr.
 Your File No: 08T-14502, D14-002
 Bell File No: 50608

A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
2. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Should you have any questions please contact Sandra Hugh-Yeun at 416-296-6590.

Yours truly

A handwritten signature in black ink, appearing to read 'Lina Raffoul', with a long horizontal flourish extending to the right.

Lina Raffoul,
Manager - Development & Municipal Services, ON


CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0
 Phone: (613) 546-4228 Toll-free (613 area code): 1-877-956-CRCA
 Fax: (613) 547-6474 E-mail: crca@cataraquiregion.on.ca
 Websites: www.cleanwatercataraqui.ca & www.cataraquiregion.on.ca

November 21, 2014

Files: SUB/BR/243/2014
 ZBL/BR/242/2014

Sent by Email

Mr. Jonathan Faurschou MCIP, RPP
 Planner I
 1 King Street West, P.O. Box 5000
 Brockville, ON K6V 7A5

Attention Mr. Faurschou:

**Re: Application for Zoning By-law Amendment D14-002
 Application for Subdivision Approval 08T-14502
 Brockville Centre Development Corporation
 Part Lot 17, Concession 1; Centre Street**



Staff of the Cataraqui Region Conservation Authority (CRCA) have received your request for comments on the above-noted applications, including the following documents:

- Draft Plan of Subdivision, by Eastern Engineering Group Inc., dated December 4, 2013
- Drawings 5 – 8: Plan and Profile, by Eastern Engineering Group Inc., dated December 4, 2013
- Drawing 10: Grading and Drainage Plan, Eastern Engineering Group Inc., dated December 4, 2013
- Site Servicing Report, by Eastern Engineering Group Inc., dated December
- Environmental Site Assessment (Phase One), by Morrison Hershfield, dated March 4, 2013
- Evaluation of Significant Woodland, by Bowfin Environmental Consulting Inc., dated November 2, 2012
- Planning Report Application for Subdivision Approval and Zoning Centre Street, by Jane Almond, dated September 2014
- Application for Amendment to City of Brockville Zoning By-Law 050-2014, dated September 30, 2014
- Application for Subdivision, dated September 30, 2014.

Staff provide the following comments for the City's consideration and for action/response from the applicant.

Mr. Faurischou
November 21, 2014

SUB/BR/243/2014
ZBL/BR/242/2014

Site Description

The subject property is approximately 1.04 ha in size, and is currently vacant. Adjacent lands to the north, west and south consist of established residential properties; bordering lands to the east are currently vacant but are identified as previously containing industrial development (Philip Cable Plant). The topography of the site is gently sloping from northwest to southwest and the landscape consists of mature forest and associated undergrowth.

The property is designated 'Neighborhood Area' and 'Significant Woodland' in the City of Brockville Official Plan, and is zoned 'General Residential – R3-2' in Zoning By-law 194-94.

Summary of Proposal

Currently being proposed is a second phase of the Centre Street residential development, consisting of the addition of residential lots on the east side of Centre Street (on a portion of the Phillips Cables property). Specifically, the proposal involves the subdivision of the existing 1.04 ha property into 9 residential blocks totaling up to 22 dwelling units. Dwelling types proposed include a mix of single detached (1), semi-detached (8), triplex (9) and townhouse (4) dwelling units. Proposed access would be provided via Centre Street.

Discussion

The main interests of the CRCA in these applications are the provision of adequate stormwater management and sediment and erosion controls and the preservation and protection of natural heritage features.

Stormwater Management

Existing homes on the west side of Centre Street currently have no sanitary or storm water servicing. Sanitary and storm sewers are proposed to service both the proposed and existing lots. The proposed storm sewer will outlet to the existing sewers on Pearl Street and Brock Street to the north. These storm sewers are tributary to Buells Creek. Generally we recommend that drainage boundaries be maintained and quantity controls be considered to mitigate potential impacts downstream. The proposed development will likely result in increased runoff to Buells Creek. *We recommend that Pre and post-development drainage areas, direction, runoff coefficients, and flows rates be determined and submitted for review.*

Since cumulative impacts are a concern, it is important that potential impact to Buells Creek be quantified so that mitigation measures can be implemented if/where necessary. It appears that accommodation is being made between proposed lots 8 and 9 for future access to the Phillips Cables property from Centre Street. Perhaps there is opportunity to run stormwater sewers from Centre Street through here, ultimately discharging to the St. Lawrence River. This could address concerns surrounding potential increases in flow to Buells Creek. *A stormwater management plan for the future development of Phillips Cables property would be helpful when planning such details.*

Mr. Faurschou
November 21, 2014

SUB/BR/243/2014
ZBL/BR/242/2014

Quantity Control

In general quantity control to pre-development levels for 2 through 100-year event storms is required, unless it can be shown that downstream flooding & erosion is not a concern (e.g. discharging directly to a large body of water such as Lake Ontario). *We recommend that this be addressed.*

Quality Control

In general quality control to at least *normal* levels (70% long-term suspended solids removal) is required unless discharging to more environmentally-sensitive waterbodies or source protection areas (e.g. Intake Protection Zones) that require more stringent protection. *We recommend that this be addressed.*

Additional Discussion

A 2012 application for Draft Plan of Subdivision Approval for 414 dwelling units on the 24.7 ha Phillips Cables property (for which we recommended a stormwater management report be completed) suggests further redevelopment is likely imminent. We continue to recommend that a comprehensive plan for stormwater management be prepared for the entire Phillips Cables property that addresses our concerns, including the use and protection of a low area on the Phillips Cables property. This area, if used for stormwater control of Centre Street, should be protected and maintained (i.e. stormwater easement) during future development.

Natural Heritage

Significant Woodlands

As a part of the subdivision review process, CRCA staff reviewed the Evaluation of Significant Woodland (Bowfin, 2012). Staff found the report's methodology for assessing the woodlands on the subject property to be appropriate and the findings and recommendations to be satisfactory.

Species at Risk

A Butternut Health Assessment was conducted by Oliver Reichl on June 13, 2013 as individual butternut trees were located on the property. Staff recommend that the proponent provide the City of Brockville and the CRCA with confirmation from Ontario Ministry of Natural Resources and Forestry that requirements under the *Endangered Species Act* have been met.

Recommendation

Staff recommend deferral of the application for Subdivision Approval (OST-14502) and Zoning By-Law (D14-002) until such time that:

- a) The issue of adequate quantity and quality control is addressed to the satisfaction of the CRCA and City of Brockville.

Mr. Faurschou
November 21, 2014

SUB/BR/243/2014
ZBL/BR/242/2014

Thank you for awaiting our comments. Please inform this office in writing of any decisions made by the City of Brockville regarding this application. If you have any questions, please contact the undersigned at (613) 546-4228 extension 258, or via e-mail at sbohan@crca.ca. Stormwater management queries should be directed to Shawn Fairbank at extension 284 or sfairbank@crca.ca.

Respectfully submitted,



Stephen Bohan
Resource Planning Assistant
CRCA

[REDACTED]
[REDACTED]
Brockville, ON, [REDACTED]

Nov 18, 2014

Director of Planning,
Planning Department – City Hall,
One King St W,
PO Box 5000,
Brockville, ON, K6V 7A5

Application for Amendment to Zoning By-Law 050-2014
File D14-002 (050-2014) East Side of Center Street

My wife [REDACTED] and I both oppose the proposed plan of subdivision and related zoning by-law amendment pertaining to the proposed construction of street townhouse dwelling units on the plot of land labelled "9" on the draft plan of subdivision of part of lots 15, 19 & 22, Registered Plan 206, City of Brockville, County of Leeds.

The proposed townhouses would be across the street from single family dwellings and would be adjacent to an existing single family dwelling. We believe it would be more appropriate that there should be a more gradual transition i.e. from single family dwellings to semi-detached dwellings to townhouses. New townhouses should not be permitted to be constructed adjoining existing single family dwellings unless that zoning was in place at the time of the construction of the single family dwelling.

[REDACTED]



FF