

Economic Development & Planning Committee

Tuesday, November 1, 2011 - 6:00 p.m.
City Hall - Council Chambers

Committee Members

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

Areas of Responsibility

Economic Development
Planning
DBIA
Heritage Brockville

Museum Board
Public Library Board
Brockville Arts Centre
Chamber of Commerce
Tourism

PUBLIC MEETING AGENDA

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STAFF REPORTS

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1. 2011-115-11
Proposed Amendment to Zoning By-Law 194-94
158 Perth Street, Brockville
Owner: Tory Deschamps and Erin Merkley

19Oct2011

REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 01 NOVEMBER 2011

2011- 115-11

**PROPOSED AMENDMENT TO ZONING BY-LAW 194-94, M. PASCOE MERKLEY
158 PERTH STREET, BROCKVILLE DIRECTOR OF PLANNING
OWNER: TORY DESCHAMPS AND ERIN MERKLEY
FILE NO.: D14-150**

RECOMMENDED

THAT Report 2011-115-11 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

Tory Deschamps and Erin Merkley, owners of lands described as Part of Lots 5 and 14, Block 50, Plan 67, Part 1, Reference Plan 128R-13677, City of Brockville, County of Leeds, submitted an application for amendment to City of Brockville Zoning By-law 194-94. The subject lands, with municipal address 158 Perth Street, are located on the west side of Perth Street, immediately across from the intersection of Louis and Perth Streets, as indicated on **Schedule "A"** to this report.

The proposed amendment to Zoning By-law 194-94 would, if approved, rezone the subject lands from R3-General Residential Zone to a C2-General Commercial Site Specific Zone to allow for the lands and existing building to be used for a hair and esthetics salon with a reduction in required parking spaces from six (6) spaces to (4) spaces.

ANALYSIS

Official Plan and Zoning:

Official Plan Designation (currently in force): Commercial General (no change proposed)

Official Plan Designation
(New Plan adopted by Council June 14, 2011): Corridor Commercial Area

Existing Zoning: R3-General Residential Zone

Proposed Zoning: C2-General Commercial Site Specific Zone (rezone to allow for a personal service establishment with reduced parking).

Site Characteristics:

Total Site Area:	433.9 m ² (4670.74 sq.ft.)
Frontage - Perth Street:	13.7 m (45 ft.)
Average Depth:	33.5 m (109.9 ft.)
Building Area:	117.52 m ² (1265 sq.ft.)

The subject property is occupied by a single detached one and a half storey dwelling with separate garage. The rear of the property has a wooded area and green space and borders on Buell's Creek. The garage is proposed to be removed and three parking spaces to be created at the rear of the existing building with the fourth parking spot to be located on the north side of the building, adjacent to the driveway. Photos of the subject and adjacent lands are attached to this report as **Schedule "B"**. **Schedule "A"** to this report, being a site plan of the subject property, indicates the location of the proposed parking spaces.

Surrounding Land Uses:

- North: The lands to the north with frontage on Perth Street are zoned R3-General Residential Zone, and are occupied by older single family dwellings, Brock Trail path and Butlers Creek.
- East: The lands to the east (opposite side of Perth Street) are zoned M3-Restricted Industrial Zone (occupied by older buildings used for residential and commercial uses); and R3-General Residential Zone (occupied by an older semi-detached dwelling. Louis Street entrance onto Perth Street is located immediately across from the subject property.
- South: The lands to the south are zoned C2-General Commercial and are occupied by an older building used for commercial uses (one of which is The 401 Electric Store) with associated parking.
- West: The lands to the west (at the rear of the property) are zoned R3-General Residential Zone (being the rear lands of the residential property with municipal address 10-12 Delhi Street); and Open Space Zone, adjacent to an Environmental Protection Zone bordering Butlers Creek.

Comments Received:

1. Brent Caskenette, Chief Building Official (*memo dated October 12, 2011*)

The Chief Building Official has no concerns with the proposed use of the property; however, he advises that a "Change of Use" permit would be required.

He further advises that: "The applicant should be made aware that a review of completed construction drawings at the time of application for building permit may reveal requirements of the Ontario Building Code, not evident as part of this notice, which may affect the site development. "

2. C. Cosgrove, Director of Operations

No comments.

3. S. Allen, Acting Supervisor of Engineering (*memo dated October 13, 2011*)

- Due to complexity and layout of work for the parking area a site plan, prepared by a Professional Engineer, must be submitted.
- It appears that the existing parking layout will have operational problems when vehicles attempt to exit either parking space 1 or 2.
- Drainage from the parking area can be achieved by sheet drainage from the asphalt across the grass to the creek. It should be noted that any sheet drainage must outlet to the creek via the owner's property and cannot flow across the adjacent property to the west limit of the subject property, then to the creek.
- Careful consideration should be given to the proposed reduction of parking spaces for this property from 6 to 4 as this is a location with very limited on street parking (Perth Street does not have parking on either side, Louis Street has limited parking spaces available that are not adjacent to private property, Delhi Street is designed to a minimum street width and has limited parking on the north side of the street.

4. Cataraqui Region Conservation Authority (*letter dated October 17, 2011*)

CRCA Staff have no objection to the approval of the zoning by-law amendment based on their consideration of natural hazards and water quality and quantity protection policies.

Prior to any development or site alteration on the subject property, a permit under Ontario Regulation 148/06 is required if it is within 15 m of the regulatory

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floodplain of Butlers Creek or within 15 m of the erosion hazard. CRCA encourages landowners to contact them to discuss the proposal and permitting requirements.

5. Leeds, Grenville & Lanark District Health Unit

No objections.

6. Greg Healy, Fire Prevention Officer

No fire safety concerns at this time; however, an inspection of the facility is requested to be conducted prior to occupancy of the premises to determine fire extinguisher placement.

Potential Issues for Discussion:

1. Appropriateness of four (4) on-site parking spaces for proposed use.
2. Concerns with proposed parking layout.


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 amendments.

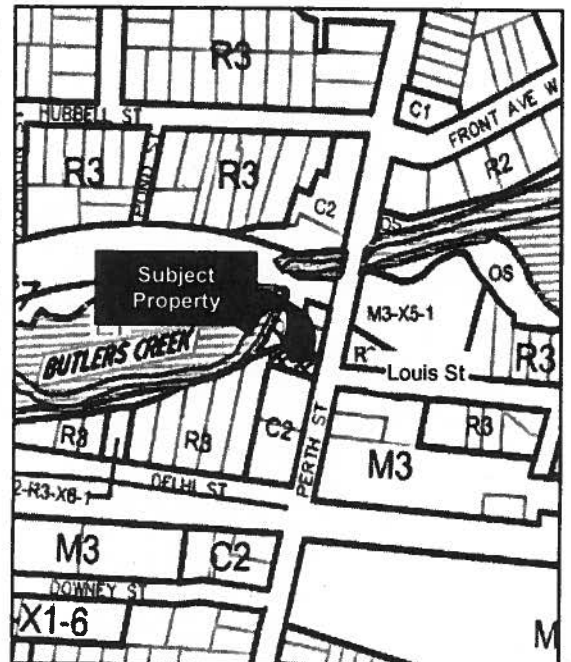
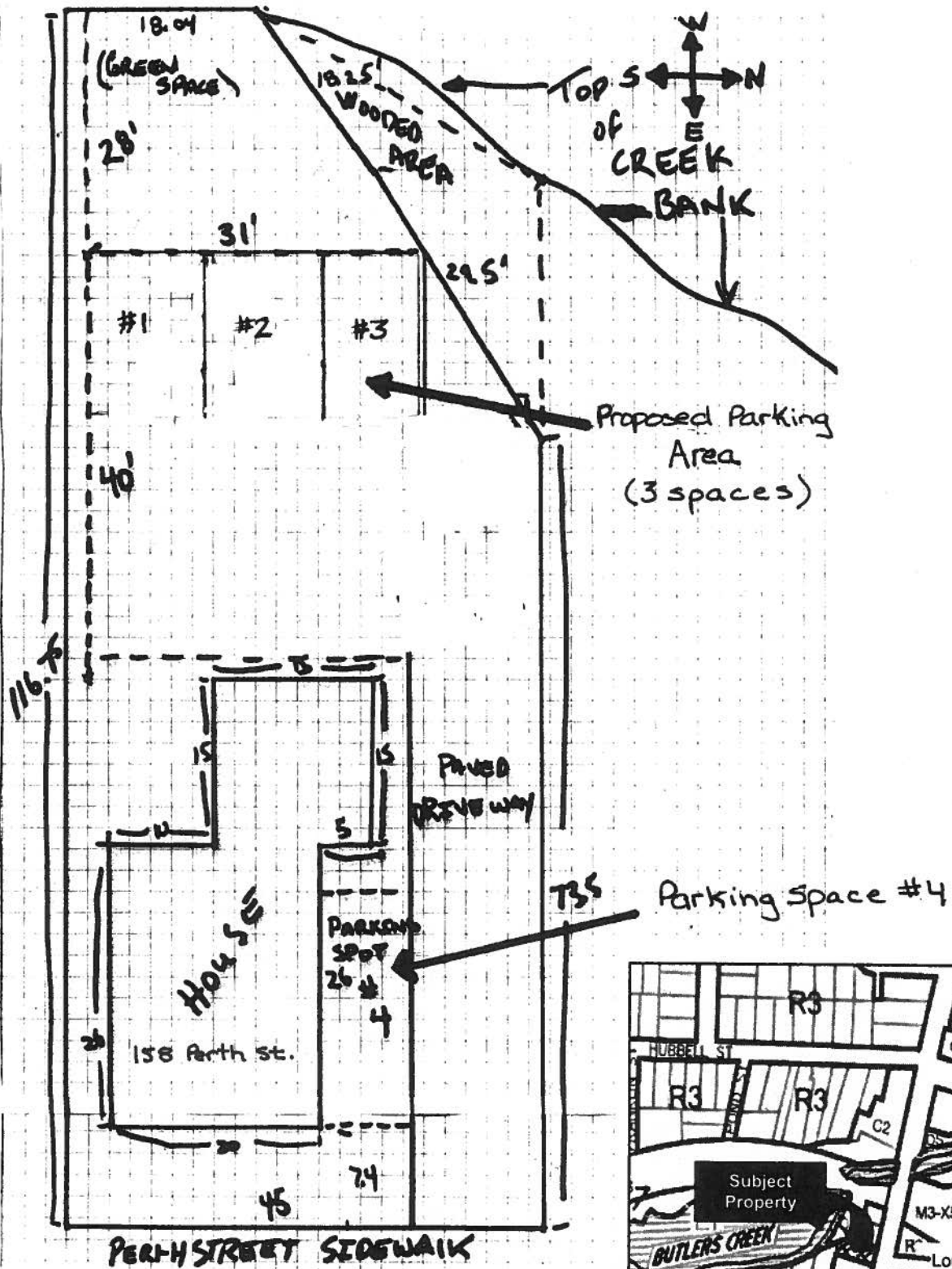
CONCLUSION

The Staff Report on these matters, including a detailed analysis of the proposed amendments, 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


Bob Casselman
City Manager

SCHEDULE "A" - Report 2011-115-11



SCHEDULE "B" - Report 2011-115-11

158 Perth Street - front view



158 Perth Street - garage to be removed



SCHEDULE "B" - Report 2011-115-11

Properties to the north of 158 Perth Street



Properties to the south of 158 Perth Street



SCHEDULE "B" - Report 2011-115-11

Properties on the east side of Perth Street , south of Louis Street (across from 158 Perth Street)



Properties on the east side of Perth Street , north of Louis Street (across from 158 Perth Street)

