

## Economic Development & Planning Committee

Tuesday, January 16<sup>th</sup>, 2007, 5:00 p.m.  
City Hall – Council Chambers



Please  
Note  
Date  
Change

### Committee Members

Councillor M. Kalivas, Chair  
Councillor J. Baker  
Councillor G. Beach  
Mayor D.L. Henderson, Ex-  
Officio

### Areas of Responsibility

Economic Development  
Planning  
Chamber of Commerce  
DBIA  
Heritage Brockville

### Vision 20/20

- Community Council
- Downtown Revitalization
- Industry Advisory
- Tourism Advisory

## AGENDA

### Page Nos.

1. 2007-012-01  
CASS DEV. LTD. APPLICATIONS FOR  
ZONING BY-LAW AMENDMENT AND  
PROPOSED PLAN OF SUBDIVISION  
PART LOT 11, CONC. 2, CITY OF BROCKVILLE  
FILES: D14-107 AND 08T-06501

1 - 12



12 January 2007

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – 16 JANUARY 2007**

2007-012-01

**CASS DEV LTD. APPLICATIONS FOR ZONING  
BY-LAW AMENDMENT AND PROPOSED  
PLAN OF SUBDIVISION,  
PART OF LOT 11, CONCESSION 2,  
CITY OF BROCKVILLE  
OWNER: JOHN CASSELL, O/A CASS DEV LTD.  
AGENT: EASTERN ENGINEERING GROUP INC.  
FILES: D14-107 AND 08T-06501**

**M. PASCOE MERKLEY  
DIRECTOR OF PLANNING**

**RECOMMENDATIONS:**

1. THAT Report 2007-012-01 be received as information, and
2. THAT, should revised applications for approval of a plan of subdivision and amendments to Zoning By-law 194-94 respecting lands described as Part of Lot 11, Concession 2, City of Brockville, County of Leeds be received, a further public meeting be held.

**ORIGIN:**

At its meeting of December 19, 2006, the above-noted matter was deferred by City Council to the EDP Committee meeting of January 16, 2007.

**ANALYSIS:**

In the interim since the Council meeting of December 19, 2006, the agent for the property owner Cass Dev Ltd., being Eastern Engineering Group Inc. as represented by Brian Tuthill P.Eng., has distributed to several neighbouring property owners a letter with a revised proposal for potential development of the subject lands.

The attached letter from Eastern Engineering Group Inc. dated January 8, 2007, (**Schedule "A"**) identifies the parties contacted respecting the revised proposal. Thirteen letters were sent out by Eastern Engineering Group Inc. The letter sent to Mr. B. U'Ren was attached as a sample of the content.

Mr. Tuthill has provided this Department with copies of two letters of response received by Eastern Engineering Group Inc. from the following persons:

- Steve Healey and Miranda Iacurci, 1023 Fitzsimmons Drive (letter dated Jan. 4, 2007)
- Earl and Rennie LeClair, 1005 Fitzsimmons Drive (letter dated Jan. 4, 2007)

Proposed Amendment to City of Brockville Zoning By-law 194-94 and  
Proposed Plan of Subdivision, Part of Lot 11, Concession 2, City of Brockville  
Owner: John Cassell, o/a Cass Dev Ltd.  
Agent: Eastern Engineering Group Inc.  
Files: D14-107 and 08T-06501

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This Department has also received correspondence from the following persons:

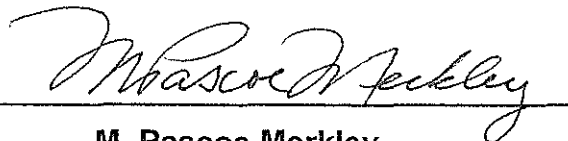
- Brian U'Ren, 1025 Fitzsimmons Drive (letter dated Jan. 8, 2007)
- Janice and Bob Huskinson and Barbara and Willard Lee (copy of letter to Brian Tuthill of Eastern Engineering Group Inc. dated January 11, 2007)

The above noted correspondence is attached hereto as **Schedule "B"**.

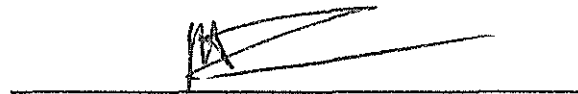
At this time, the applications for Amendment to Zoning By-law 194-94 and for Approval of a Plan of Subdivision have not been formally amended to reflect the revised proposal.

Mr. Tuthill wishes to address the EDP Committee on January 16, 2007.

Given that only limited responses have been received from neighbours petitioned by letter from Eastern Engineering Group Inc., should revised applications for approval of a plan of subdivision and amendments to Zoning By-law 194-94 be filed, it is recommended that a further public meeting be held. This would ensure that all parties previously notified by the City of the nature of the applications initially filed by the property owner would be fully apprised of the revised proposal, and would have the ability to once again provide input into the development proposal.



**M. Pascoe Merkley**  
Director of Planning



**B. Casselman**  
City Manager

File: 3005

January 8, 2007

City of Brockville  
P.O. Box 5000  
Brockville, ON K6V 7A5

Attention: Mr. J. Faurschou.

Dear Sir:

Re: Deer Trails, Phase 2

The letter outlining the revised proposal was sent to:

Mr. S. Healey, Ms. M. Iacurci, 1023 Fitzsimmons Drive  
Mr. B. U'Ren, 1025 Fitzsimmons Drive,  
Ms. M. Cameron, 1001 Fitzsimmons Drive  
Mr. & Mrs. J. Bonser, 1003 Fitzsimmons Drive  
Mr. & Mrs. R. LeClair, 1005 Fitzsimmons Drive  
Mr. P. McCurdy, 472 Laurier Blvd.  
Mr. G. Marchand, Ms. E. Wicher, 70 Hillcrest Drive  
Mr. R. Huskinson, 72 Hillcrest Drive  
Mr. & Mrs. W. Lee, 74 Hillcrest Drive  
Mr. P. Gibbs, 80 Hillcrest Drive  
Mr. R. Marion, 76 Hillcrest Drive  
Ms. J. Mason, 68 Hillcrest Drive  
Ms. K. Swayne, 66 Hillcrest Drive

To date we have received positive replies from:

Earl and Rennie LeClair, 1005 Fitzsimmons Drive  
Steve Healey and Miranda Iacurci, 1023 Fitzsimmons Drive

Yours very truly,

EASTERN ENGINEERING GROUP INC.



B.R. Tuthill, P.Eng.

BRT:mrh

c.c. Mr. J. Cassell

File: 3005

January 2, 2007

Mr. B. U'Ren  
1025 Fitzsimmons Drive,  
Box 727  
Brockville, ON K6V 5V8

Dear Sir:

Re: Deer Trails Subdivision  
Phase 2

I am writing on behalf of Cass Dev Ltd. to advise that in view of the discussions which have occurred it is being agreed to revise the proposed development as follows:

- The zoning for Blocks 8, 9 & 10 adjacent to Fitzsimmons Drive will remain R2 and will be developed as three single family homes.
- The zoning for Block 7 will remain R2 for a single family home.
- The requested zoning for Blocks 3, 4, 5 and 6 will be R3 to allow for the construction of semi-detached homes.
- The requested zoning for Blocks 1 and 2 will be R4 with a restriction to permit only single storey townhouses to be constructed similar to the single storey units constructed on Butlers Crescent/Church Street West, Wilmot Young Place and St. Lawrence Court (Phillips Property).

The enclosed plan shows the revised zoning proposal.

If this proposal is satisfactory, it would be appreciated if you could advise our office in writing prior to January 12<sup>th</sup>, 2007 in order that we may advise the City planning department before the next EDP Committee meeting on January 16, 2007.

Should you have any questions about what is now being proposed, please give me a call.

Yours very truly,

EASTERN ENGINEERING GROUP INC.

BRT:mrh

c.c. Mr. J. Cassell.

B.R. Tuthill, P.Eng.

**FAX**



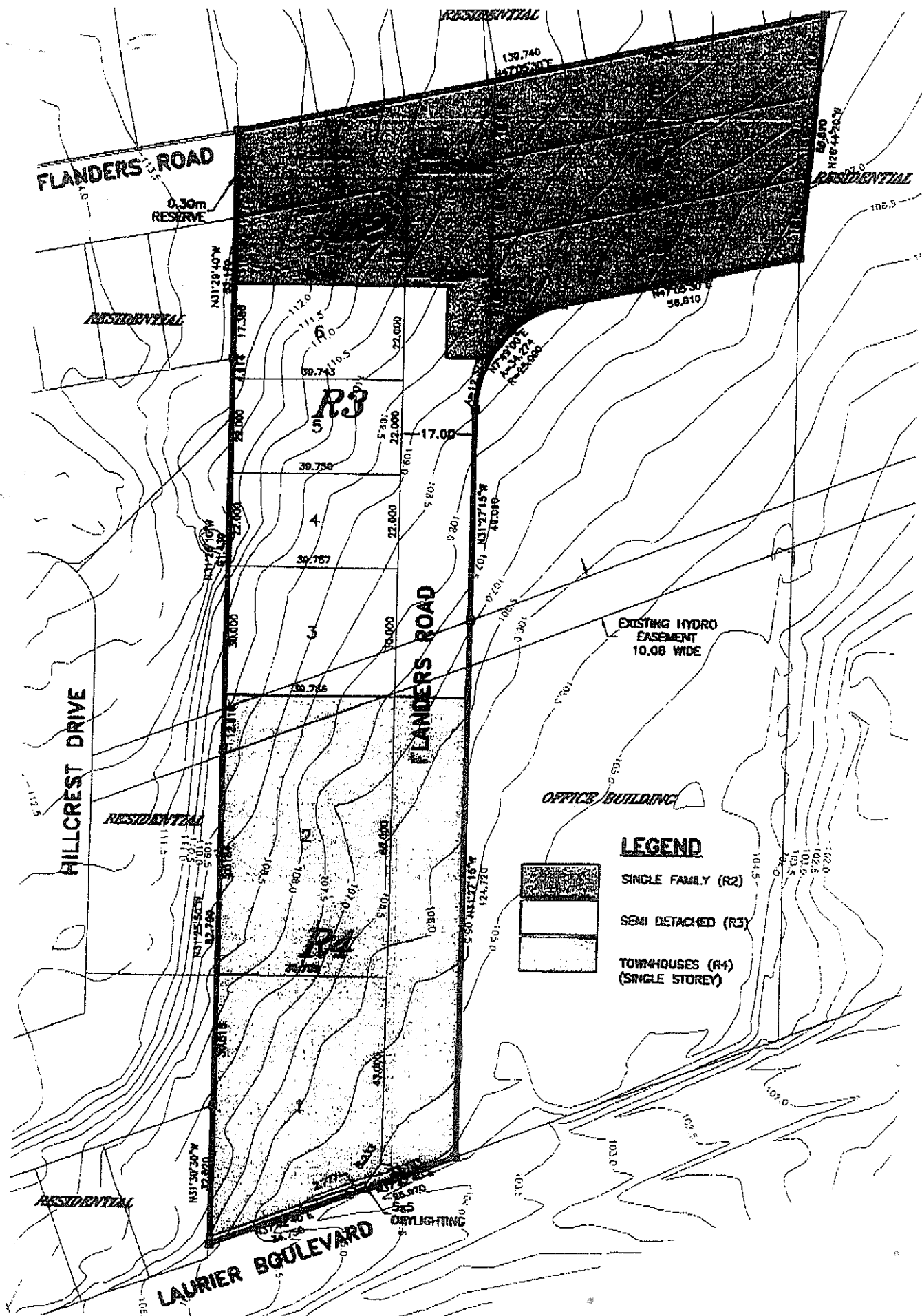
*JONATHAN FAIRCHILD*



*BRIAN TUTHILL*

DATE: *JAN 3, 2007*





## SCHEDULE "B"

### Report 2007-012-01

1023 Fitzsimmons Drive  
Brockville, Ontario  
K6V 0A1

Mr. Brian Tuthill  
Eastern Engineering Group Inc.  
125 Stewart Boulevard, Suite 212  
Brockville, Ontario  
K6V 4W4

January 4, 2007

Dear Mr. Tuthill;

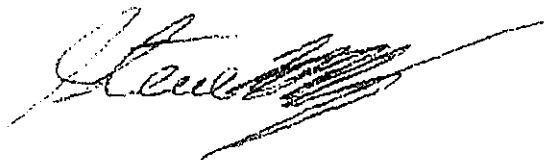
This letter is to confirm that we received a letter from you in regards to your amended proposal for the Deer Trails Subdivision, Phase 2 dated January 2, 2007.

As requested we are submitting in writing our opinion that your proposal is satisfactory to us in regards to the following:

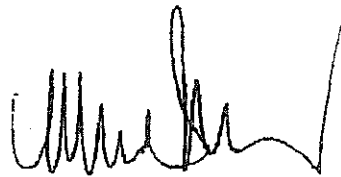
- That the zoning for Blocks 8, 9, and 10 adjacent to Fitzsimmons Drive will remain R2 and will be developed as three single family homes
- That the zoning for Block 7 will remain R2 for a single family home
- That the requested zoning for Blocks 3,4,5, and 6 will be R3 to allow for the construction of semi-detached homes
- That the requested zoning for Blocks 1 and 2 will be R4 with a restriction to permit only single storey townhouses to be constructed

Please feel free to contact us if anything further is needed.

Yours Truly,



Steve Healey



Miranda Iacurci

FAX



MIRANDA IACURCI MARLEY



BRIAN TUTHILL



DATE: \_\_\_\_\_





Eastern Engineering Group Inc.  
Brockville Centre  
125 Stewart Blvd., Suite 212  
Brockville, On., K6V 4W4

January 4, 2007

We, the undersigned, have no objection to the proposed development outlined in the letter dated Jan 2/07, File # 3005.

Yours very truly,

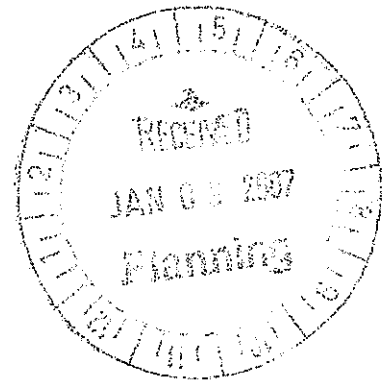
  
Earl LeClair

  
Rennie LeClair

1005 Fitzsimmons Dr.  
Brockville, On. K6V 7E9

January 8, 2007

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



Attention: Maureen Pascoe Merkley  
c.c. Louise Severson  
c.c. Mike Kalivas  
c.c. Jason Baker  
c.c. Brian Tuthill, Eastern Engineering via fax  
c.c. Cas Dev Ltd.


Dear City of Brockville:

Further to my letter of May 25, 2006, November 20<sup>th</sup>, 2006, and December 11, 2006 regarding the Proposed Amendments to City of Brockville Zoning By-Law and for an Application for Approval of a Plan of Subdivision (Part of Lot 11, Concession 2, City of Brockville, County of Leeds – North Side of Laurier Boulevard, Brockville – File Nos. D14-107 and 08T-06501.

Please find attached a letter from Eastern Engineering Group Inc. dated January 2, 2007. Based on this letter, I am not opposed to the recommendations outlined for the proposed development. I do have a concern. The changes will result in an increase in traffic moving South to North towards my residence on 1025 Fitzsimmons Drive from Laurier Blvd. Cass Dev Ltd. has removed virtually all of the trees behind my property exposing my home to oncoming traffic. If I am not going to oppose the changes from R2 on the development, I would like assurances that Cass Dev Ltd. will either erect a privacy fence in my rear yard or install suitable privacy shrubs, trees etc.

It appears that we are close to a resolution that would satisfy Mr. Cassels development desires and our neighbourhood concerns. I wish Mr. Cassels success in his development. I would like to thank City Council for their proactive approach in allowing me to express my concerns about this development.

Yours truly,

  
Brian U'Ren  
1025 Fitzsimmons Drive  
Box 727  
Brockville, ON K6V 5V8  
Office Phone: 342-7018  
Home Phone: 345-4162

File: 3005

January 2, 2007

Mr. B. U'Ren  
1025 Fitzsimmons Drive,  
Box 727  
Brockville, ON K6V 5V8

Dear Sir:

Re: Deer Trails Subdivision  
Phase 2

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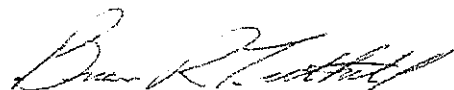
The enclosed plan shows the revised zoning proposal.

If this proposal is satisfactory, it would be appreciated if you could advise our office in writing prior to January 12<sup>th</sup>, 2007 in order that we may advise the City planning department before the next EDP Committee meeting on January 16, 2007.

Should you have any questions about what is now being proposed, please give me a call.

Yours very truly,

EASTERN ENGINEERING GROUP INC.



B.R. Tuthill, P.Eng.

BRT:mrh

c.c. Mr. J. Cassell.



January 11<sup>th</sup> 2007

Mr. Brian Tuthill  
Eastern Eng. Group Inc.

c/c City Planning Dept.  
Planning Committee  
Graeme Marchand 70 Hillcrest Dr.

We have received your memo's dated January 2<sup>nd</sup> 2007 Re. Deer Trails Subdivision Phase 2 which you wrote on behalf of Cass. Dev. Ltd.

You requested that we advise your office in writing with our comments by January 12.

I advised you in our telephone conversation today of concerns we, Lee's and Huskinson's, have that are not addressed in your recent memo to us.

Let us clarify :

#1) We <sup>are</sup> ~~our~~ totally opposed to the R4 zoning that was being recommended to the Planning Committee by the Planning Dept. at the outset, with no restrictions or limitations.

#2) It is now clear that the proposal for R4 townhouses at the North end of the property had been abandoned. As I stated to you and Mr. Cassel. I was sure the OMB would not support the proposal adjacent to recently constructed, expensive R2 homes.

#3) The R3 zoning proposed for the lands North of the hydro easement seems reasonable for development beside R2 zoned residential development.

#4) You have stated that your memo of December 18<sup>th</sup> 2006 to Ms. Pascoe - Merkley, should be considered as your proposal for blocks 1 and 2 adjacent to our homes of R4 zoning, restricted to single unit, dwellings, semi-detached dwellings, triplex dwellings, or town house dwellings.

The townhouse dwellings would be restricted to single story, free hold units with a maximum building height of 7.6 metres (25 feet).

Your "intent is to construct a five unit and a six unit townhouse on blocks 1 and 2 respectively."

You then discuss the appearance as being similar to what could be described as desirable developments, such as Butlers Creek.

As I discussed with you that is a desirable vision but it is the specific zoning and a later specific site plan that counts, not what is contemplated in a proposal, no matter how attractive it may appear.

I would note that it appears, as per the Recorder and Times, the planner told council this week Re. The Moorings Project, they may not legislate similar matters, they may encourage and request certain things.

In summation, given we have not been given a specific site plan with distances etc. from our properties and residences, landscaping plans, specific building heights and facade, the city and developers controls required for multiple ownership buildings, storm water drainage plans for and from Hillcrest Drive, we do not support the proposal for five-plex and six-plex townhouses.

We believe "row housing", unless it is as complementary as the Butlers Creek or Wilmot -Young subdivisions, can have a negative effect on property values.

Janice and Bob Huskinson

*Janice Huskinson*  
*Bob Huskinson*

Barbara and Willard Lee

*Barbara Lee*  
*Willard Lee*

