

**Public Meeting
Economic Development &
Planning Committee**

Tuesday, December 02, 2014, 6:00 pm
City Hall, Council Chambers

COMMITTEE MINUTES

Committee Members:

Councillor J. Baker, Chair
Councillor L. Bursey
Councillor D. LeSueur
Councillor Mayor D. Henderson, Ex-Officio

Absent:

Councillor M. Kalivas

Other Members:

Councillor P. Deery

Staff:

Mr. J. Faurschou, Planner I
Ms. S. MacDonald, City Clerk
Mr. A. McGinnis, Planner II
Ms. L. Murray, Deputy City Clerk (Recording Secretary)
Ms. M. Pascoe Merkley, Director of Planning
Mr. D. Paul, Director of Economic Development

The Chair called the meeting to order at 6:00 pm.

ITEM

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

Moved by: Councillor Bursey

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.

CARRIED

Mr. Baker, Chair, introduced the public meeting and read from the prepared required comments.

Mr. Jonathan Faurschou, Planner I, announced that the Notice of Public Meeting respecting the applications for Subdivision Approval and Zoning By-law Amendment was advertised in the Brockville Recorder and Times Newspaper on October 30, 2014 and was circulated to property owners within 120.0 metres (400.0 ft.) of the subject property. In addition, a sign was posted on the subject property advising that the lands are the subject of an Application for Amendment to the City of Brockville Zoning By-law 050-2014 and Application for Subdivision Approval.

Councillor Baker, Chair, asked that any person wanting further notice of the passage of the proposed amendment should give their full name, address and postal code to the Secretary prior to leaving the meeting.

Councillor Baker reviewed the procedures for the Public Meeting.

Mr. Faurschou provided an overview of the proposed zoning amendment and subdivision and introduced and provided the Committee and Staff with comments from the Operations Department dated November 27th, 2014 and a letter from Ms. Debra Belfie of D.G. Belfie Planning and Development Consulting Ltd., dated December 2nd, 2014. (attached)

The applicant Ms. Jane Almond offered a review of her presentation that spoke about existing conditions and provided an overview of the project.

Mr. John Mackey is concerned about the future of the trees on lot number one. He really does not want to see those trees cut down due to construction. He asked if the City has some type of by-law in place to ensure safety of the trees.

Mr. Faurschou replied that the City does not have such a by-law but that they do encourage developers to save as many trees as possible and if they can't, they are required to plant new ones.

Mr. Mackey also wondered if the services will be underground as he finds the above ground poles/wires etc. unsightly. Mr. Faurschou said the services are preferred to be underground where possible. The question will be examined by the Applicant, City and Hydro One.

Mr. Mackey asked if there will be consideration given to the creek behind the lots and the fact that during wet times of year, it can become swollen.

Mr. Faurschou answered that drainage will be part of the plan of subdivision and will be reviewed by Engineering down the road. Also CRCA (Cataraqui Region Conservation Authority) is consulted during this process.

Mr. Mackey asked if there will be right of ways to the backyards. The developer, Mr. Rob Thompson confirmed that right-of-ways are required for all middle units.

Mr. William Watson asked if there was flexibility in the setbacks within the by-law in order to make the streetscape more interesting.

Mr. Faurschou explained the City's setbacks are typically 6 metres. However, in this case, the minimum front yard setback is 9.0 metres. Given the depth of the lots, there is an option for the developed to stagger units while maintaining the minimum 9.0 metre setback. Mr. Thompson agreed to give this suggestion some consideration when finalizing details.

Mr. Larry Brennan explained that he has had trouble with a wet basement ever since they began the Brock Street subdivision. He is hoping that the drainage issue will be dealt with at this time. Ms. Pascoe Merkley replied that they plan to improve Centre Street in 2015 and it should be resolved at that time. He also wondered if connections to City sewer would be made available at that time. Ms. Pascoe Merkley offered that yes this would be the case and this would be by choice of the homeowner as there will be a cost to the homeowner to hook up to the sewer.

Mr. Alan Lindsay wondered how they will manage building on Lot One as there is a huge rock there. He hoped there would be no blasting as there has been blasting in the past that has been detrimental to his home.

Mr. Thompson replied that the rock will present challenges but there will hopefully be very little jack hammering and no blasting.

Mr. Gerard Asbruek wondered if the right of way could be moved southerly to line up with Baxter Drive. Mr. Thompson felt that this could pose a large problem as Baxter Drive is directly across from the large rock on lot one. Mr. Thompson and Ms. Almond stated that they would discuss the relocation with their engineer and with Junic Developments.

Referring to Mr. Watson's comment on pedestrian access from Junic lands to Centre Street, Ms. Belfie offered that her client, Junic, is interested in discussing the pathway between the two properties and provided a signed original copy of the letter from D.G. Belfie Planning and Development Consulting Ltd., dated December 2nd, 2014. Mr. Thompson and Ms. Almond stated that they would discuss the pathway location with their engineer and with Junic.

Ms. Janet Rose asked for a description of “townhouse”. She wondered if they would be bungalows or multi stories.

Mr. Thompson confirmed they would be one level townhomes as were built in Phase 1 of Centre Street.

Heather Watson asked if they could install speed bumps when rebuilding Centre Street. She added that people drive very fast on this road and it is used by many pedestrians, both young and old.

Councillor Baker replied that the Operations Department is not in favour of speed bumps as they are very hard to manage when plowing snow. In addition speed bumps are generally only used on private property. He added that there are other ways to reduce the speed of traffic.

Councillor Bursey said that this was an issue in that area when he was canvassing. He had spoken with Conal Cosgrove, Director of Operations, and he was going to look into having some additional signage posted in this area.

Mr. Kevan Williams wondered if the reconstruction of Centre Street would proceed regardless of whether this subdivision was approved. Mrs. Pascoe Merkley confirmed that the road construction is planned to go ahead whether the subdivision does or not.

Councillor Baker indicated that this matter will be considered by the Economic Development and Planning Committee at a future meeting, which will make a recommendation to Council.

The meeting adjourned at 6:51 pm

The Request for Information Sheets are on file in the Clerk's Office.

Economic Development and Planning Committee (EDP) Public Planning Meeting Minutes -
Tuesday, December 02, 2014

D. G. BELFIE
PLANNING AND DEVELOPMENT CONSULTING LTD.

Dec 2, 2014

Ms. Maureen Pascoe Merkley
Director of Planning
City of Brockville
1 King Street West
Brockville, ON
K6V 7A5



Dear Ms. Pascoe Merkley:

**Re: Subdivision/Zoning Amendment applications – East Side of Centre Street
Brockville Centre Development Corporation Files 08T-14502 and D14-002**

I am writing on behalf of Junic, the owners of the property at 550 King Street West, formerly the Phillips Cable site. Junic has submitted subdivision, Official Plan and Rezoning applications for their property, located immediately east of the subject property.

Through the Public Meeting process for the Junic applications, one of the recommendations received from the Cycling Advisory Committee was to extend the pathway/cycling network through this subdivision. Following the Public Meeting Junic re-examined their subdivision. A number of pathways were added to the plan so that the pathway network now extends westward from the central park, located in Block 25, through Blocks 32, 31 and 30, as shown on the attached draft plan of subdivision. Junic believes it is important to provide this pathway connection through to Centre Street in the vicinity of Baxter Street. However, to complete the network a pathway through the Centre Street subdivision property will be required. A pathway could be located at the southern end of the Centre Street subdivision lands to connect with Junic's Block 30, as shown on the attached draft plan of subdivision. This will complete the connection through to Centre Street.

In order to provide this pathway connection, Junic is requesting the draft plan of subdivision for the Brockville Centre Development Corporation lands be amended to include the proposed pathway block. The proposed pathway may also need to be rezoned to Open Space.

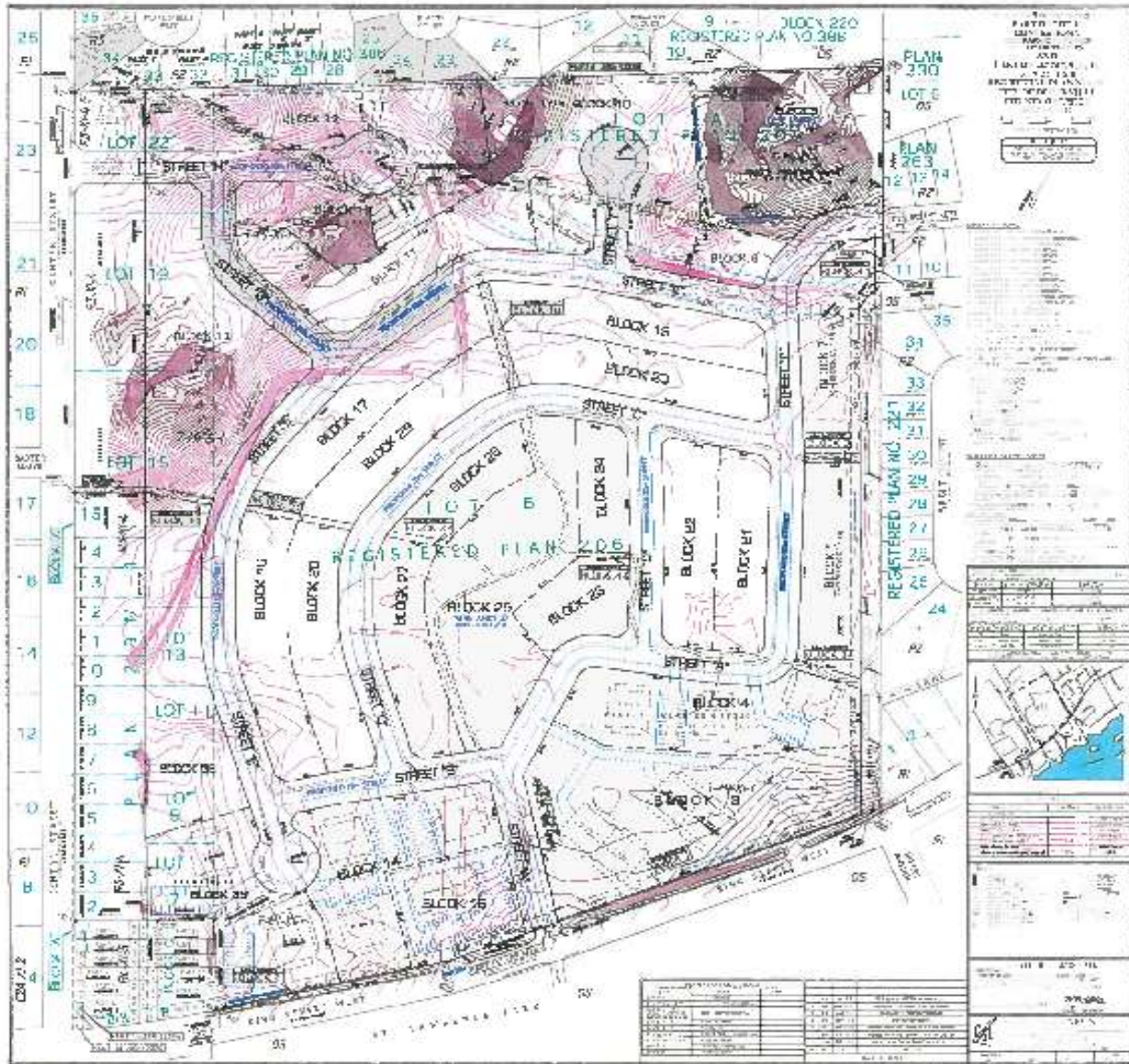
Yours truly,

Deborah Belfie

DB:db

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From: Conal Cosgrove
Sent: Thursday, November 27, 2014 2:59 PM
To: Jon Faurschou
Cc: Steve Allen
Subject: FW: Centre Street Phase II - walkway

Jonathan

The latest Draft Plan that we have received for the Junic property shows a walkway connecting Street "C" on the Junic plan to the south end of Lot 1 on the Centre Street Phase II plan.

There should be a walkway connecting Centre Street to Street "F" on the Junic plan, crossing the Centre Street Phase II plan, for efficient and easy pedestrian travel through these developments. The Centre Street Phase II plan should include provision for this walkway in a location that corresponds to the Junic plan. If this location is not appropriate for the walkway on the Centre Street Phase II plan, the developer should propose an alternate location for the City's consideration.

Conal