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<u>Committee Members</u>	<u>Areas of Responsibility</u>	
Councillor M. Kalivas, Chair	Economic Development	Museum Board
Councillor J. Baker	Planning	Library Board
Councillor T. Blanchard	DBIA	Arts Centre
Councillor M.J. McFall	Heritage Brockville	Chamber of Commerce
Mayor D.L. Henderson, Ex-Officio		Tourism

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***PUBLIC MEETING  
AGENDA***

Page

**Item**

- 2 - 12      1.      2012-193-12  
Proposed Zoning By-Law Amendment, 4 Schofield Avenue, Brockville,  
Owner: Blair Savage
- THAT Report 2012-193-12 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.*
- 13 - 92      2.      2012-191-12  
Proposed Official Plan Amendment Zoning By-Law Amendment and Plan of Subdivision, 550 King Street West, City of Brockville  
Owner: 686852 Canada Ltd.  
Agent: Collett Surveying
- THAT Report 2012-191-12 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning Committee for recommendation to Council.*

26Nov2012

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 4 DECEMBER 2012**

2012-193-12

**PROPOSED ZONING BY-LAW AMENDMENT**

**4 SCHOFIELD AVENUE, BROCKVILLE**

**OWNER: BLAIR SAVAGE**

**FILE NO.: D14-159**

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

**RECOMMENDED**

THAT Report 2012-193-12 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.

**PURPOSE**

Eastern Engineering Group Inc., on behalf of the owner of lands described as Part Lot D, Block 40, Plan 67, City of Brockville, County of Leeds, municipal address 4 Schofield Avenue, has submitted an application for amendment to City of Brockville Zoning By-law 194-94 which would rezone the subject property from R3-General Residential Zone to C1-Local Commercial Special Exception Zone. The existing building on the property is proposed to be used as a personal service establishment (Spa and Hair Salon). A total of 12 parking spaces are also proposed.

Photos of the subject property are attached to this report as **Schedule “A”**; and a sketch, showing the location of the dwelling on the subject property, is attached as **Schedule “B”**.

**ANALYSIS**

Schofield Avenue is located on the west side of Stewart Blvd., south of Central Avenue West. Schofield Avenue runs from Stewart Blvd. west across Perth Street to Strowger Blvd. 4 Schofield Avenue is located on the north side of Schofield Avenue, between Stewart Blvd. and Perth Street, adjacent to The Royal Brock Hotel parking area.

**Zoning and Official Plan Information:**

Official Plan Designation:

Existing Zoning:

Proposed Zoning:

Neighbourhood Area

R3-General Residential Zone

C1- Local Commercial Special Exception Zone to allow for a minimum of 12 parking spaces, relief from the requirement to provide a loading space, and a reduction to the minimum setback required to parking from the front property line from 5.0 metres to 0.62 metres.

Site Characteristics:

Total Site Area: 1151.0 m<sup>2</sup> and (12,389.26 ft<sup>2</sup>).  
Frontage (Schofield Ave): 29.57 m (97.01 ft.)  
Depth: 34.71 m (113.88 ft.)

The site is occupied by an existing brick dwelling with associated parking. The lands were the subject of a rezoning in 2009 which zoned the property for residential use. The lands were formerly used for the Jehovah's Witness Church.

Surrounding Land Uses:

North: The lands to the north are zoned C2-X5-4 General Commercial Site Specific Zone and are occupied by the Quality Hotel – Royal Brock and associated parking.

East: The lands immediately to the east are zoned C2-X5-4 General Commercial Site Specific Zone and are occupied by a portion of the parking lot for the Quality Hotel – Royal Brock.

Lands on the east side of Stewart Blvd. are zoned R2-Single Unit Residential Zone and are occupied by single detached residential dwellings.

South: The lands to the south (opposite side of Schofield Avenue) are zoned R5-Multiple Residential Zone and are occupied by a multiple unit residential building.

West: The lands to the west (north side of Schofield Avenue) are zoned R3-General Residential Zone and are occupied by single family dwellings.

Comments Received **Schedule "C"**:

1. Brent Caskenette, Chief Building Official, Planning Dept., Building Services Division (*memo dated November 4, 2012*)

No concerns at this time. A Change of Use permit would be required. Should any renovations be required to convert the building, a building permit would be required prior to any renovations taking place. A review of complete construction drawings at the time of application for a building permit may reveal requirements of the Ontario Building Code that are not evident at this time.

2. Steve Allen – Supervisor of Engineering, Environmental Services Dept. (*memo dated 20 November 2012*)

Not opposed to the application requesting a reduction in the number of parking spaces from 19 to 12, however, it should be noted that there is room on site for additional parking spaces. In agreement that 12 parking spaces should suffice for this type of business.

3. Randy Burke, Fire Prevention Officer (*verbal confirmation with Andrew McGinnis 26 November 2012*)

No concern with the proposed changes.

4. Conal Cosgrove, Director of Operations (*email dated 26 November 2012*)

No concern.

5. Bell Aliant (*email dated November 13, 2012*)

No objections.

Potential Issues for Discussion:

1. Appropriateness of proposed amendment.
2. Impact on neighbourhood..
3. Reduction in number of parking spaces from the required 19 to 12.
4. Reduced parking setback from the front property line.
5. Relief from providing a loading space.

## **POLICY IMPLICATIONS**

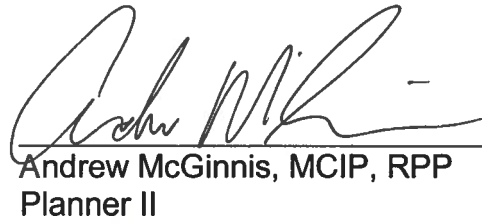
The contents of this report are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a report for consideration of the Economic Development Planning Committee which will include review and consideration of policies that are relevant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

## **CONCLUSION**

The Staff Report on these matters, 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.



Maureen Pascoe Merkley, MCIP, RPP  
Director of Planning



Andrew McGinnis, MCIP, RPP  
Planner II



Bob Casselman  
City Manager

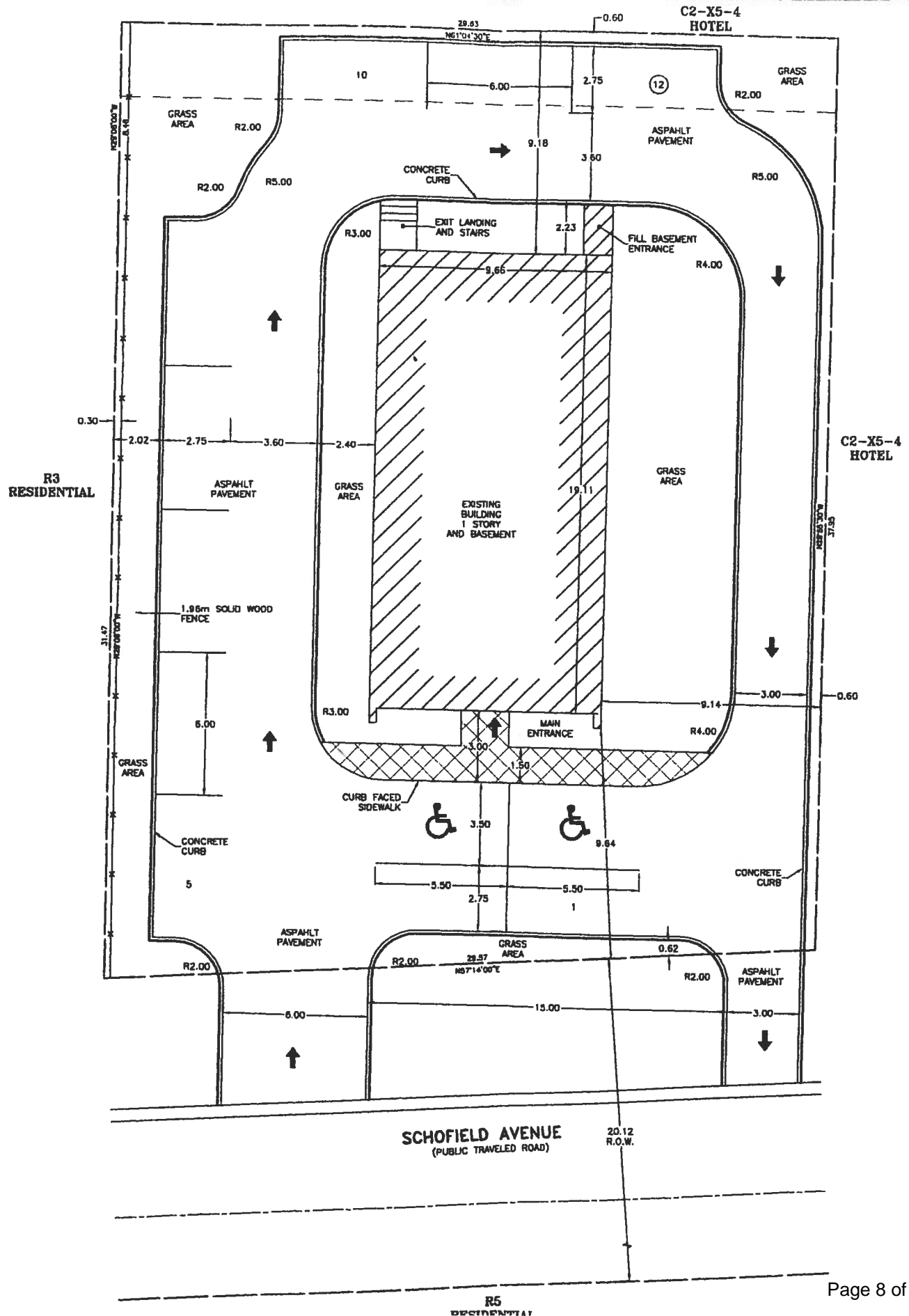
## SCHEDULE "A" TO REPORT 2012-193-12







# SCHEDULE "B" TO REPORT 2012-193-12



ZON

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PARK  
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SITE

NOTE:  
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## SCHEDULE "C" TO REPORT 2012-193-12

**CITY OF BROCKVILLE**  
**PLANNING DEPARTMENT - BUILDING SERVICES DIVISION**

### INTEROFFICE MEMORANDUM

**TO:** LORRAINE BAGNELL – ADMINISTRATIVE COORDINATOR  
**COPY:**  
**FROM:** BRENT CASKENETTE – CHIEF BUILDING OFFICIAL  
**SUBJECT:** ZONING BY-LAW AMENDMENT– FILE D14-159  
4 SCHOFIELD AVENUE  
**DATE:** NOVEMBER 8, 2012

Lorraine:

Our review of the proposal for the above noted subject site development has been completed and at this time would advise that we have no concerns.

As a minimum, the proposal will require the applicant to apply for a Change of Use permit. Should renovations be necessary to convert the building, a Building Permit will be required before any renovations take place.

The applicant should be made aware that a review of complete construction drawings at the time of application for a building permit may reveal requirements of the Ontario Building Code, not evident at this time that may affect the site development.

Regards,

A handwritten signature in black ink, appearing to read "B. Caskenette", with a long horizontal flourish extending to the right.

**BRENT B. CASKENETTE – CHIEF BUILDING OFFICIAL**  
City of Brockville, One King Street West, P.O. Box 5000, Brockville, ON K6V 7A5  
Tel. (613) 342-8772, ext. 441 – Fax (613) 498-2793 – Email: [bcaskenette@brockville.com](mailto:bcaskenette@brockville.com)

# Memorandum



File No. D14-159

Date: November 20, 2012

To: Loraine Bagnell  
Administrator Coordinator - Planning

From: Steven Allen, C.E.T.  
Supervisor of Engineering

Subject: **Application for Zoning for By – Law Amendment, 4 Schofield Avenue,  
City of Brockville.**

The Environmental Services Department has reviewed the request for zoning by-law amendment dated November 20, 2012 and we are not opposed to the application requesting a reduction in the number of parking spaces from 19 to 12, it should be noted that there is room on site for additional parking spaces but we are in agreement with Andrew McGinnis that 12 parking spaces should suffice for this type of business.

A handwritten signature in dark ink, appearing to be "SEA", with a long horizontal line extending to the right.

SEA:sa

## **Lorraine Bagnell**

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**From:** Conal Cosgrove  
**Sent:** November 26, 2012 4:00 PM  
**To:** Lorraine Bagnell  
**Cc:** Steve Allen  
**Subject:** RE: Application for Rezoning - 4 Schofield Avenue

Lorraine

The Operations Department has no comments with respect to this application.

Conal Cosgrove, P. Eng.  
Director of Operations  
City of Brockville

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**From:** Lorraine Bagnell  
**Sent:** November 8, 2012 10:05 AM  
**To:** Conal Cosgrove; Peter Raabe; Randy Burke; Greg Healy; John Gardiner; Brent Caskenette  
**Cc:** Bob Casselman; Sandra Seale; David Paul; Chris Dwyre; Janis Webster; Wendy Gillan; Tracy Caskenette; Linda McLennan  
**Subject:** Application for Rezoning - 4 Schofield Avenue

Attached please find our memo and sketch for circulation with respect to the attached Notice of Public Meeting. Your review and comment is requested.

Lorraine

## **Lorraine Bagnell**

*Administrative Coordinator - Planning*  
*Secretary/Treasurer - Committee of Adjustment*  
*City of Brockville*  
tel: (613) 342-8772, ext. 463  
fax: (613) 498-2793

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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

## Lorraine Bagnell

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**From:** d\_cameron.moorhead1@bell.ca  
**Sent:** November 13, 2012 9:36 AM  
**To:** Lorraine Bagnell  
**Subject:** Brockville - Zoning By-law 194-94 File No. D14-159

Sir/Madam, Bell Aliant has no objections to the Proposed Amendment of the above noted By-law at civic# 4 Schofield Ave.

Thanks,  
Cam

*D. Cameron Moorhead*



Bell Aliant  
39 Apple St., P.O. Box 40  
Brockville, Ont. K6V 5T7  
613-345-2377 tel, 613-345-2581 fax

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 7687 (20121113)  
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The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

**28 November 2012  
REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC  
MEETING – 04 DECEMBER 2012**

**2012-191-12**

**PROPOSED OFFICIAL PLAN AMENDMENT,  
ZONING BY-LAW AMENDMENT AND  
PLAN OF SUBDIVISION  
550 KING STREET WEST  
CITY OF BROCKVILLE  
OWNER: 6865852 CANADA INC.  
AGENT: COLLETT SURVEYING LTD.  
FILE: D09-01, D14-158, 08T-12501,**

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

**RECOMMENDATION:**

THAT Report 2012-191-12 be received as information and that a report on this matter be prepared by staff for consideration at a future meeting of the Economic Development Planning Committee for recommendation to Council.

**OUTLINE OF PROPOSAL:**

Applications for Amendment to the Official Plan for the City of Brockville and to Zoning By-law 194-94, and a proposed Plan of Subdivision have been received from Collett Surveying Ltd., acting as Agent for 6865852 Canada Inc., the owner of the subject property.

The proposed Amendments to the Official Plan for the City of Brockville and City of Brockville Zoning By-law 194-94 affect lands described as Lots 7, 9, 11, 13, 15, 19, 22, Part of Lots A and B, being Parts 1 through 15, inclusive, R.P. 28R-12326, City of Brockville, County of Leeds and would, if approved, allow a range of residential uses with limited local commercial uses to be located along the King Street frontage. A concurrent application has also been submitted for a proposed Plan of Subdivision.

The individual applications are summarized below.

Proposed Subdivision:

6865852 Canada Inc., the owner, wishes to develop a primarily residential Plan of Subdivision consisting of a mix of single detached dwellings, semi-detached dwellings, townhouses, triplex dwellings, apartments and Neighbourhood Commercial uses on a new street pattern to be accessed from King St. W., Church St. and Centre St. The application for approval of a Plan of Subdivision indicates the creation of:

- two (2) Blocks for thirty two (32) single detached dwellings;
- five (5) Blocks for eighteen (18) semi-detached dwellings;

**Proposed Official Plan Amendment, Zoning By-law Amendment  
and Plan of Subdivision**

**550 King Street West, Brockville**

**Owner: 6865852 Canada Inc.**

**Agent: Collett Surveying Ltd.**

**Files: 08T-12501, D09-01, D14-158**

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- seven (7) Blocks for one hundred and sixty eight (168) townhouse dwellings;
- three (3) Blocks for thirty nine (39) triplex dwellings;
- three (3) Blocks for one hundred and fifty six (156) apartment dwellings;
- one (1) Block for neighbourhood commercial uses; and
- four (4) Blocks for Parkland or Open Space.

It is anticipated that four hundred and fourteen (414) dwelling units, more or less, may be created.

Given that the subject lands are currently designated as “Neighbourhood Development Area” and are zoned as M1-X1-1 Industrial Park Zone, concurrent applications have been filed for amendment to the City of Brockville Official Plan and Zoning By-law 194-94 to accommodate the proposed subdivision.

**Amendments to the Official Plan:**

The proposed Amendment to City of Brockville Official Plan would, if approved, redesignate the proposed parkland and pathway areas (Blocks 6, 8, 18 and 24), from “Neighbourhood Development Area” to “Parks and Open Space Area” and delete the “Significant Woodland” designation on Schedule 3 of the Official Plan.

**Amendments to Zoning By-law 194-94:**

The proposed Amendment to Zoning By-law 194-94 would, if approved, rezone the subject lands from M1-X1-1 Industrial Park Zone to:

- R4-General Residential Exception Zone for lands identified on the draft plan of subdivision as Blocks 5, 7, 9, 10, 11, 12, 13, 16, 17, 19, 20, 21, 22, 23, and 25; and
- R5-Multiple Residential Exception Zone for lands identified on the draft plan of subdivision as Blocks 3, 4 and 14; and
- C1/R5 Exception Zone for lands identified on the draft plan of subdivision as Block 15

accommodating a residential Plan of Subdivision consisting of single detached dwellings, semi-detached dwellings, townhouses, triplex dwellings, apartments and neighbourhood commercial uses. The exceptions to the existing zone provisions would permit various



**Proposed Official Plan Amendment, Zoning By-law Amendment  
and Plan of Subdivision****550 King Street West, Brockville****Owner: 6865852 Canada Inc.****Agent: Collett Surveying Ltd.****Files: 08T-12501, D09-01, D14-158**

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reductions to lot area, lot frontage, landscaped open space, building height, yard setbacks, minimum unit size, minimum parking space dimensions, density, etc. to accommodate the proposed development. Given the complexity of the requested zoning, details are available from the Planning Department and will be discussed at the Public Meeting.

The following schedules are attached to this report:

**Schedule “A”** – sketch showing location of subject lands;

**Schedule “B”** – sketch for Official Plan Amendment;

**Schedule “C”** – sketch for Zoning Amendment;

**Schedule “D”** – sketch illustrating development phase limits; and

**Schedule “E”** – “Planning Rationale, Junic, Former Phillips Cable Site, 550 King Street West”. Issued by D.G. Belfie Planning and Development Consulting Ltd., Ottawa, Ontario, dated July 16, 2012, Updated October 23, 2012, Issued for Collett Surveying Ltd. The Planning Rationale includes a detailed description of the proposed zoning by Block as identified on the draft plan of subdivision.

Site Characteristics:

The subject lands have a total area of approximately 24.69 ha (61.0 acres). The subject lands are primarily vacant with a large disturbed central area due to previous removal of industrial buildings associated with the former Phillips Cables manufacturing Plant and associated site remediation, and trees on the perimeters of the site. The subject lands appear to slope gently to the south towards King Street. The north side is occupied with rock and trees and is crossed in an east to west direction by a former rail line and hydro easement. Access to the site is from King Street West.

Surrounding Land Use:

The surrounding land uses are as follows:

**North:** Lands located to the north are designated “Neighbourhood Area”, zoned R2-Single Unit Residential Zone and occupied by residential dwellings fronting on Pearl Street West, Higgins Court and Malloch Court, and a public park zoned O.S.-Open Space, being “Matthew Fraser Park”.

Proposed Official Plan Amendment, Zoning By-law Amendment  
and Plan of Subdivision  
550 King Street West, Brockville  
Owner: 6865852 Canada Inc.  
Agent: Collett Surveying Ltd.  
Files: 08T-12501, D09-01, D14-158

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- East: Lands located to the east are designated "Neighbourhood Area", zoned R2-Single Unit Residential Zone and are occupied by residential dwellings fronting on Wright Crescent and Church Street.
- West: Lands located to the west are designated "Neighbourhood Area", zoned R3-X1-4-General Residential Site Specific Zone and are occupied by three unit street townhouse blocks fronting on Centre Street. This area is currently under construction.
- S-West: Lands located to the south-west of the site are designated "Neighbourhood Area", zoned R4-X1-5-Genereal Residential, Site Specific Zone, and are occupied by two (2) single storey townhouse blocks fronting on a private street named Susanna Lane.
- South: Lands located to the south of the site, and across King Street, are a mix of designations and uses as follows:
- The easterly portion is designated as "Parks and Open Space", zoned O.S.-Open Space Zone and is occupied by St. Lawrence Park.
  - The westerly portion is designated "Neighbourhood Area", zoned R1- Single Unit Residential Zone and R2-Single Unit Residential Zone and C1-Local Commercial Zone and is occupied by single family dwellings and commercial or mixed commercial/residential buildings fronting on King Street West.

Comments Received To-Date (See **Schedule "F"** to this report):

The following is a summary of comments received following the circulation of the Notice of Public Meeting issued on October 25, 2012:

Departments and Agencies/Utilities:

1. Economic Development: Attached memo dated 30 October 2012 – IN SUPPORT.
2. Canada Post: Attached letter dated 05 November 2012 – Provision of Canada Post standard "Central Mail Facility" and confirmation of Community Mailbox delivery and associated details.

**Proposed Official Plan Amendment, Zoning By-law Amendment  
and Plan of Subdivision**

**550 King Street West, Brockville**

**Owner: 6865852 Canada Inc.**

**Agent: Collett Surveying Ltd.**

**Files: 08T-12501, D09-01, D14-158**

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3. Enbridge Gas Distribution: Attached letter dated 06 November 2012 – NO OBJECTIONS.

No objections however, no commitment to service this site is provided. A path forward for the developer is outlined.

4. Bell Canada: Attached letter dated 06 November 2012

*"Bell Canada will be issuing comments upon completion of a detailed review of the application(s)."*

5. Leeds, Grenville & Lanark District Health Unit: Attached letter dated 08 November 2012

*"Since the above-mentioned is under municipal services our office has no objection to the proposed subdivision plan and for the amendments to the City of Brockville official plan and zoning by-law."*

6. Cataraqui Region Conservation Authority: Attached letter dated 26 November 2012

*"Staff of the Cataraqui Region Conservation Authority recommend deferral of Application for Official Plan Amendment D09-001, Application for Zoning By-law Amendment D14-158 and Application for Draft an of Subdivision Approval 08T-12501..."*

The letter identifies various reasons for the recommendation for deferral, including but not limited to, the need for a preliminary stormwater management report to be filed, a revised draft plan incorporating the woodland comments to be submitted, confirmation that requirements under the Endangered Species Act are met, etc.

**Public:**

1. Larry McDonald and Elaine Grant, Residents of 7 Susanna Lane – Attached letter dated 30 October 2012.

OPPOSITION to development of Block 14 for apartments and other non-compatible building formats.

**Proposed Official Plan Amendment, Zoning By-law Amendment  
and Plan of Subdivision**

**550 King Street West, Brockville**

**Owner: 6865852 Canada Inc.**

**Agent: Collett Surveying Ltd.**

**Files: 08T-12501, D09-01, D14-158**

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2. Richard VanVeldhuisen, P.Eng., MCIP, Resident-14 Bayview Road, Brockville. Attached e-mail, including sketch, dated 30 October 2012.

Suggestion for Park lot boundary revisions and introduction of an "active children playground" area.

3. James Barbour, resident of 347 Church Street. Attached letter dated 16 November 2012.

*"... Petition signed by the residents of Church St. and Oak Crescent have issue with opening the west end of Church St. We have submitted a few of our concerns..."*

See attached letter and petition.

4. Cathy Pilon, President SLHA (Susanna Lane Homeowners Association. Letter dated 19 November 2012.

*"The Susanna Lane Homeowners Association (SLHA, representing the collective concerns of the residents of Susanna Lane, hopes that you will take into consideration our submission regarding the re-zoning of Block 14."*

See attached letter.

5. Gord Eamer, resident of 553 King Street West. Letter dated 26 November 2012.

See attached letter containing various observations and recommendations.

Considerations for discussion at the public meeting:

1. Appropriateness of the proposed use of the land and zoning requested.
2. Appropriateness of proposed Subdivision layout, including location and content of parks and open space.
3. Appropriateness of the proposed removal of Significant Woodlands designation.
4. Buffering between existing and proposed land uses.
5. Traffic issues, and appropriateness of opening Church Street as a through street.

Proposed Official Plan Amendment, Zoning By-law Amendment  
and Plan of Subdivision

550 King Street West, Brockville

Owner: 6865852 Canada Inc.

Agent: Collett Surveying Ltd.

Files: 08T-12501, D09-01, D14-158

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## 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 applications filed.

## CONCLUSION

The Staff Report on these matters, including a detailed analysis of the proposed amendments and proposed plan of subdivision, 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.




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**M. Pascoe Merkley, MCIP, RPP**  
Director of Planning



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**B. Casselman**  
City Manager



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**J. Faurschou, MCIP, RPP**  
Planner I

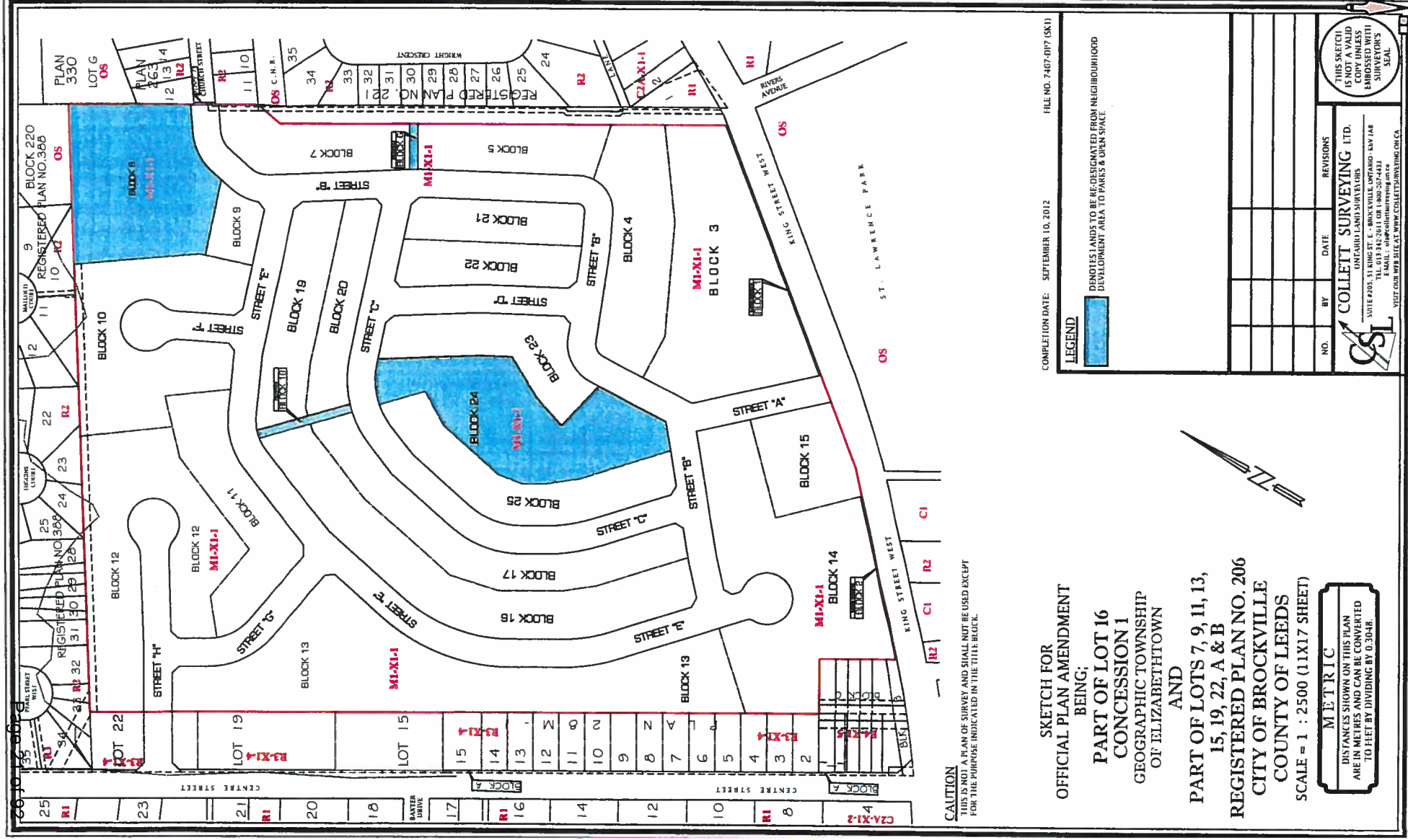
**SCHEDULE "A"**  
**Report 2012-191-12**



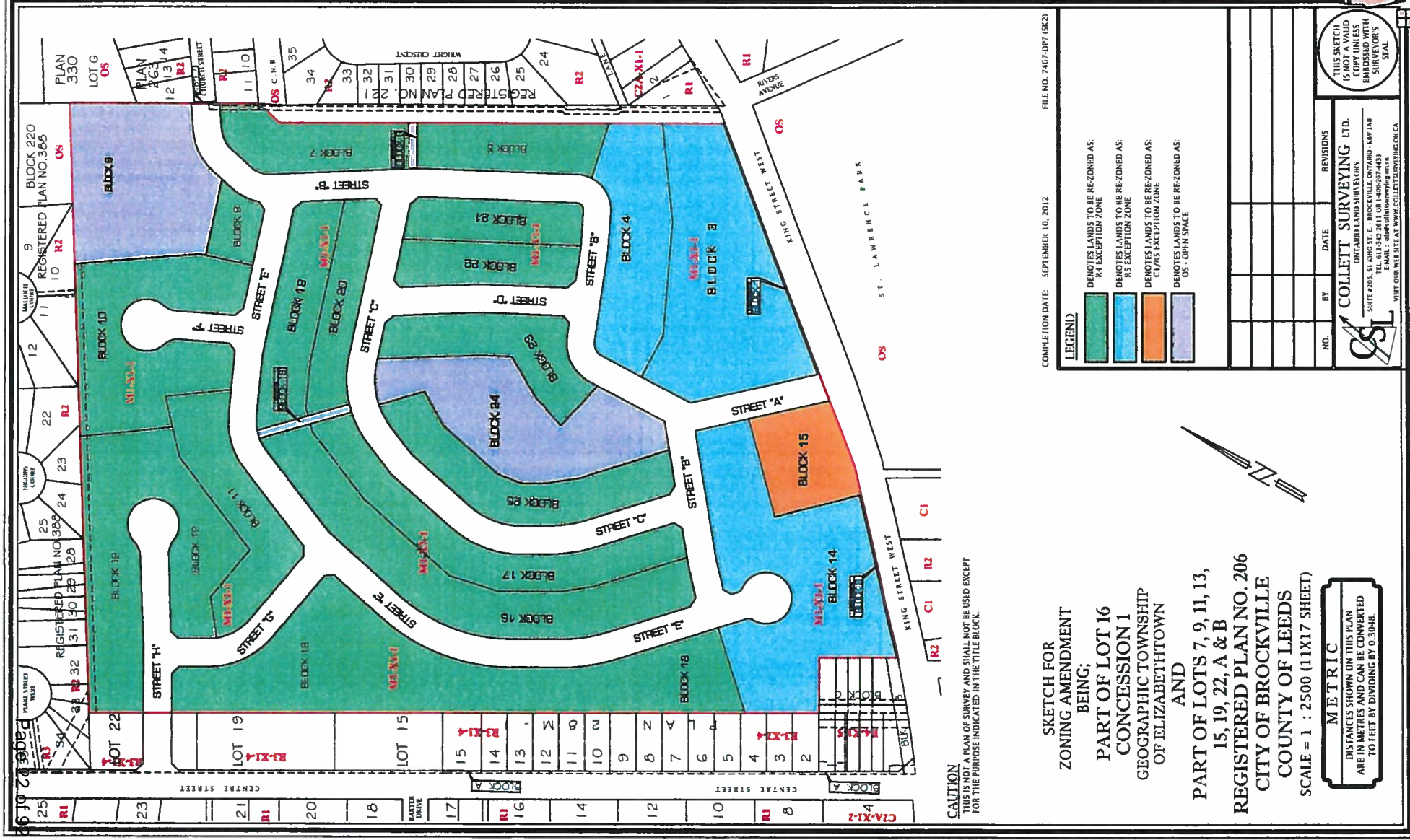
**Location of subject land – 550 King Street West, Brockville**



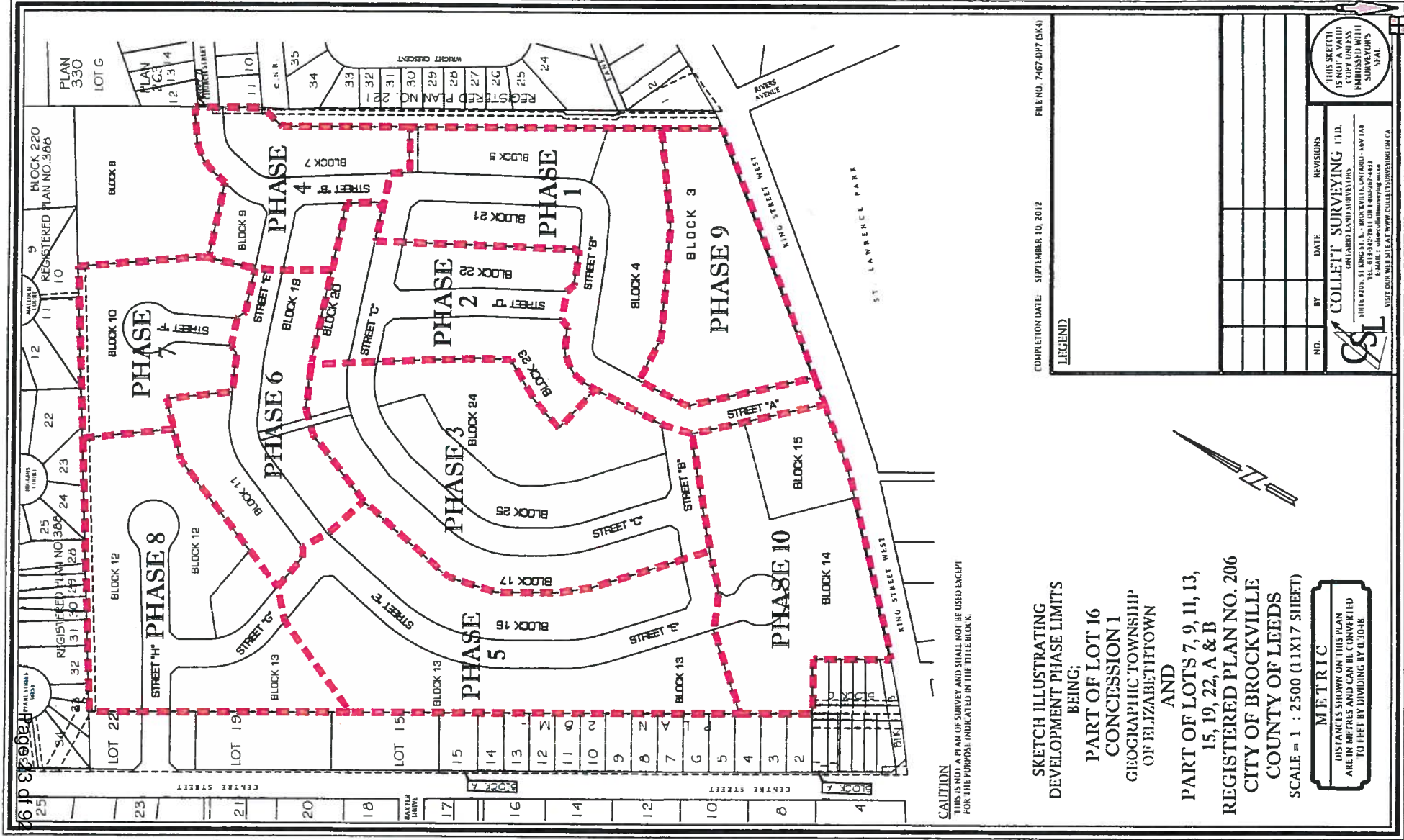
**SCHEDULE "B"**  
**Report 2012-191-12**



# SCHEDULE "C" Report 2012-191-12



# SCHEDULE "D" Report 2012-191-12





**SCHEDULE "E"**  
**Report 2012-191-12**

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**PLANNING RATIONALE**

**Junic**

Former Phillips Cable site  
550 King Street West

July 16, 2012

Updated: October 23, 2012

Prepared for: Collett Surveying Ltd.

By: D.G Belfie Planning and Development Consulting Ltd.  
Ottawa, Ontario



## 1.0 Introduction

This Planning Rationale has been prepared in support of the Official Plan, Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Collett Surveying Ltd. The purpose of this rationale is to assess the appropriateness of the proposed development in the context of the Provincial Policy Statement, the City of Brockville's new Official Plan and the surrounding community.

### 1.1 *Site Location / Existing Site Development*

The subject property is located north of King Street West, east of Centre Street and was the site of the former Phillips Cable site. The property has a total area of approximately 21.98 hectares. It is bounded by multiple unit dwellings fronting on Centre Street to the west, single detached homes to the north fronting on Malloch Court, Higgins Court, and Pearl Street West, single detached homes fronting on to Church Street to the northeast and the future Brock Trail and single detached homes on Wright Crescent to the east. To the south is King Street West, an existing four lane arterial road. On the south side of King Street West is St. Lawrence Park, a large city owned waterfront park, as well as single detached homes and commercial businesses.

The subject lands were formerly used as an industrial site for the Phillips Cable site, but are currently vacant. All the existing buildings have been removed and soil remediation has been completed.

### 1.2 *Overview of Proposed Development*

Junic is proposing to develop a neighbourhood of singled detached homes, semi detached homes, townhomes, multiple dwellings, stacked townhomes, apartment buildings, a public park, an open space block to preserve the natural woodland in the northeast portion of the site, walking pathways, a sidewalk system and a commercial/mixed use block. Approximately 380 to 400 residential units are anticipated to be built.

The subdivision has been designed with many of the "New Urbanism" principles in mind. The public park is the discernable centre of the neighbourhood. This park block, shown as Block 24 on the draft plan of subdivision, attached as Schedule A to this report, is situated in the centre of the neighbourhood. It will provide an attractive and welcoming view as you enter the community from King Street West and as a central link in the pathway system extending from the east. The Official Plan indicates Brock Trail is to be extended by the City along the eastern boundary of the site. A link from this trail to the neighbourhood will be provided through Block 6 to Street B. The pathway will then continue along Street C to the north end of the park. At this point residents can

walk south through the park to the sidewalk along Street A and connect with the sidewalk system along King Street West. Alternatively, they can head northwest through Block 18 and connect to the sidewalk system along Street E, G and H which will lead to Centre Street.

In keeping with the other principles of New Urbanism, the homes will be within a 5 minute or 400 metre walking distance to the centre of the community.

A variety of housing types will be provided so that a complete community is created. The opportunity for homes which will appeal to young and old, singles and families are proposed. The variety of housing types also provides an opportunity for housing at different price points.

The medium and higher density residential units and a commercial development is proposed at the southern edge of the community along King St. West while the lower density residential uses are proposed in the mid to northern portion of the site.

At the northwest corner of Street A and King St. West a commercial and/or residential use block is proposed on Block 15. The residential uses will be either apartments above the commercial uses or if a commercial use is not developed it can develop as stacked townhomes, apartment buildings, senior citizens apartments, retirement home or nursing home.

On Blocks 3, 4 and 14 a range of residential uses from multiple dwelling units, stacked townhomes, apartment buildings, senior citizen apartments, retirement homes or nursing homes could be located in these blocks. These uses have been placed at the edge of the community due to the easy access to vehicular, bus and walking infrastructure on King St. West.

The streets throughout the neighbourhood have been designed to provide neighbourhood linkages to Church Street to the northeast, to Centre Street to the northwest and to King Street West to the south. The streets have gentle curves to add interest to the streetscape and to reduce the speed of traffic. As well, through the zoning setback provisions, the homes will be brought closer to the street to create a more intimate and well defined streetscape. This promotes a sense of community and contributes to reduced vehicular speed making walking and cycling more enjoyable for the residents. Garages will be flush or setback from the building face to create a more inviting streetscape and to provide adequate vehicular parking in the driveway.

Brockville's new Official Plan identifies an area of "Significant Woodland" in the northeast and northwest portion of the property as shown on Schedule B to this report. A portion of this woodland is contained within Block 8 as shown on the draft plan of subdivision. Block 8 is 10,387 square metres in size and is proposed to be retained in its natural state. Block 8 will be dedicated to the City of Brockville in addition to the Park Block 24 and pathway Blocks 6 and 18.



An Official Plan Amendment application, zoning amendment application and Draft Plan of Subdivision Approval application are being submitted. The Draft Plan of Subdivision is attached as Schedule A to this report, the details of the requested revision to the Official Plan Schedules are attached as Schedule C and the requested Zoning Amendment details are attached as Schedule D, E and F.

The subdivision registration will be phased at which time the lotting of the blocks will be finalized.

## **2.0 Policy and Regulatory Framework**

### ***2.1 Provincial Policy Statement***

The Provincial Policy Statement (PPS), which was issued under Section 3 of the *Planning Act*, provides policy direction on matters of public interest related to guiding growth and development in Ontario. The *Planning Act* states that planning decisions “shall be consistent with” policy statements issued under the Act. This development has been reviewed in relation to the Provincial Policy Statement (2005). In particular the PPS states:

*Section 1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term*

*Section 1.1.3.2 Land Use patterns within settlement areas shall be based on:*

- a) densities and a mix of land uses which
  - 1. efficiently use land and resources;*
  - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion**

*Section 1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

### Section 1.4.3 of the Housing section specifies

*"Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- b. permitting and facilitating:
  - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
  - 2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;**
- c. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and*
- e. establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety."*

*Section 1.6.2 The use of existing infrastructure and public service facilities should be optimized wherever feasible, before consideration is given to developing new infrastructure and public service facilities.*

### Section 1.8 Energy and Air Quality

*1.8.1 Planning authorities shall support energy efficiency and improved air quality through land use and development patterns which:*

- a. promote compact form and a structure of nodes and corridors;*
- b. promote the use of public transit and other alternative transportation modes in and between residential, employment (including commercial, industrial and institutional uses) and other areas where these exist or are to be developed;*
- c. focus major employment, commercial and other travel-intensive land uses on sites which are well served by public transit where this exists or is to be developed, or designing these to facilitate the establishment of public transit in the future;*
- d. improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and*

*promote design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation.*

## **2.1 Natural Heritage**

**2.1.1** *Natural features and areas shall be protected for the long term.*

**2.1.2** *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

**2.1.3** *Development and site alteration shall not be permitted in:*

- a. significant habitat of endangered species and threatened species;*

**2.1.4** *Development and site alteration shall not be permitted in:*

- a. significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E;*
- b. significant woodlands south and east of the Canadian Shield ;*
- c. significant valleylands south and east of the Canadian Shield;*
- d. significant wildlife habitat; and*
- e. significant areas of natural and scientific interest*

*unless it has been demonstrated that there will be no negative impacts on the natural features*

**2.1.6** *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. or their ecological functions.*

The proposed development complies with the policies contained in the PPS listed above.

Efficient land use will be achieved through the redevelopment of this vacant Brownfield's site located within the urban area of Brockville;

A range of residential densities and a mix of residential land uses are planned in this community to provide a range of housing choices, sizes and price points;

A mixed use residential/neighbourhood commercial use is proposed at the corner of Street A and King Street West which will provide services within walking and cycling distance of the proposed homes.

Pathways, sidewalks and a road networks are planned throughout the neighbourhood to provide pedestrian, cycling and automobile links to the commercial, transportation and recreational facilities along King Street West, Centre Street and beyond;

The higher density areas are planned at the south end of the community in close proximity to vehicular, bus and walking infrastructure on King Street West. Close proximity to these alternative transportation modes will promote energy conservation and improved air quality;

A comprehensive environmental assessment was completed on the lands designated as "Significant Woodland" in the Official Plan. The assessment was completed by Bernie Muncaster of Muncaster Environmental Planning Inc from Ottawa and Bowfin Environmental Consulting Inc. from Cornwall. Field work was conducted in April and June including lands within 120 meters of the property. Their conclusion was that the woodlands do not meet the Provincial Policy Statement criteria for "Significant Woodland". Nevertheless the area within Block 8 on the draft plan of subdivision will be retained in its natural state.

The tree saving plan and report submitted with these applications provides details on tree preservation in other parts of the "Significant Woodland" not contained within Block 8.

Butternut trees have been identified on the site. Butternuts are an endangered species and so a certified Butternut Health Assessor was retained to evaluate the 20 Butternut trees. All 20 butternuts were assessed as non-retainable because of extensive canker infection or suspected impure genetics (i.e., hybridization).

The zoning standards and permitted uses will allow the development of a complete community with a range of housing, local commercial services recreational opportunities and pathways to promote a sense of neighbourhood and connection with the existing adjacent developments.

Planned infrastructure is available; appropriate roads and services are in close proximity to this development.

The proposed development has been designed to be consistent with the policies within the PPS.

## *2.2 Brownfields Community Improvement Plan (CIP)*

The City of Brockville has completed a Brownfields Community Improvement Plan (CIP). The purpose of the Brownfields CIP is to create incentives for the redevelopment of sites with environmental contamination. The subject lands are identified as "Brownfield Redevelopment Priority 1 Area" in the City of Brockville's Brownfields Community Improvement Plan.

Section 1.2. of the Brownfields CIP indicates the following:

*The Provincial Policy Statement identifies the redevelopment of brownfield sites as a central element in the Province's provision for Land Use Planning to achieve efficient development land use patterns and create strong communities. The PPS seeks to strike a balance in municipal land use planning between efficient development and land use patterns, strong communities (fiscally, socially and environmentally), a clean and healthy environment and long-term economic growth.*

*The PPS requires the following policies to be pursued with respect to brownfield redevelopment:*

*"1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."*

*"1.6.2 The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities."*

*"1.7.1 Long-term economic prosperity should be supported by:*  
*b. maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*  
*c. promoting the redevelopment of brownfield sites;"*

The subject site is a brownfields site due to the previous industrial uses. Soil remediation has been completed. The proposed neighbourhood development is in

keeping with the Provincial Policy Statement and Brockville's Brownfields CIP policies with respect to Brownfields development outlined above.

### *2.3 City of Brockville new Official Plan (approved February 9, 2012)*

The entire site is designated on Schedule 1 as "Neighbourhood Development Area". In addition, the land along King Street West has a "Mixed Use Corridor" policy area overlay. Schedule 3 of the new Official Plan identifies a "Significant Woodlands" along the northern portion of the site. King Street West has been identified as an Arterial Road on Schedule 4 and as "Potential Spine Cycling Route" and "Future Brock Trail" on Schedule 5. On Schedule 4 "Street Network" a local road is shown extending from Centre Street to the western property line near the northwest corner of the property.

#### *Proposed Official Plan Amendment:*

The Official Plan requires the designation of parks, pathways, and open space areas. An Official Plan Amendment is being submitted to redesignate Blocks 6, 8, 18 and 24 from "Neighbourhood Development Area" to "Parks and Open Space Areas."

The amendment application also requests the removal of the "Significant Woodlands" Designation on Schedule 3 of the Official Plan as it applies to the subject property. An EIS has been submitted in support of this request.

#### *Brockville Official Plan Policies:*

As indicated in Section 4.4.1 of the new Official Plan

*"Neighbourhood Development Areas represent existing vacant Greenfield and Brownfield lands within the City that, over time, are likely to develop as new residential and commercial uses."*

Furthermore it states

*"the policies require new developments to manage change in a manner that shall maintain the character of the existing development and respect the character of the adjacent or nearby Neighbourhood Areas."*

The residential uses that are permitted are low and medium density residential uses including single detached homes, townhomes, triplexes, fourplexes, small scale apartment buildings, senior citizen homes or nursing homes. Non residential uses such as neighbourhood convenience commercial uses and institutional uses or community uses such as schools and churches are also permitted.



Within the "Mixed Use Corridor" overlay the Official Plan states in Section 3.2.2.1

*"Mixed Use Corridors are intended to link the Mixed Use Nodes identified on Schedule 1. Development in the Mixed Use Corridors is encouraged to be of mixed use and of a density which is transit supportive."*

Section 3.2.2. of the new Official Plan provides Council's policies for Transit Supportive Development. It states:

*"An anticipated shift toward development that is transit-oriented is encouraged by the City of Brockville. Transit-oriented design involves new buildings, neighbourhoods and developments being oriented in a way to complement proximity to transit, and facilitate pedestrian activity. Where higher density can be accommodated, for example, along Corridors, a higher level of transit service is also feasible."*

*It shall be the policy of the City that:*

- 1. The Mixed Use Nodes, as identified on Schedule 1, shall be developed and redeveloped in accordance with Section 4.5 the principles of transit-oriented development design, as established in this Plan.*
- 2. Development along the linking Corridors, that is, Stewart Boulevard and Parkedale Avenue (between Stewart Boulevard and Broome Road), as illustrated on Schedule 1, shall be encouraged to be developed and redeveloped in accordance with the principles of transit-oriented development design, as established in this Plan and shall encourage mixed use.*
- 3. The City shall encourage transit-oriented development within a 5- minute walk (500 metres) of a Mixed Use Node or linking Corridor.*
- 4. New or expanded development within 500 metres, or a 5 minute walking distance to existing or potential transit route stops shall observe and have regard to the transit-oriented development design*

The proposed development conforms to the policies and designations contained in the new Official Plan. The proposed uses, ranging from single detached homes to apartment buildings and convenience commercial/mixed use development conforms to the residential and commercial uses anticipated in Section 4.4.1

The new development has been designed to manage change and limit impacts on the existing adjacent developments. Buffers and/or deep lots are provided along the north, east and west property boundaries. Along the eastern boundary the 12.5 metre wide

future Brock Trail provides a buffer between the proposed dwellings and the existing homes on Wright Crescent. In addition, the blocks of land along the eastern property line are approximately 32 metres deep, rather than the standard 30 metre depth and will allow for additional separation. Along the northeast corner of the property Block 8 will be retained in its natural state and will provide a visual buffer for the homes in this area. Extra depth has also been provided along the majority of the blocks along the northern and western property lines to allow for separation distance. As well, the proposed zoning is requesting a reduced front yard setback which will bring the homes closer to the street and further from the rear lot lines.

The proposed uses of townhomes, stacked townhomes, apartments, and senior's buildings in the "Mixed Use Corridor" will conform to the policies in Section 3.2.2.1 and will be at densities that are transit supportive.

Section 3.4.1 Urban Design policies promote good urban design that focuses on built form and physical design of subdivisions. The subdivision has been designed with the park as the focal point of the neighbourhood. Sidewalk and pathway connections are provided to the east, west and south. The road pattern connects with the existing or proposed roads along the western boundary leading to Centre Street, the eastern boundary leading to Church Street and to the south leading to King Street West. Tree planting is proposed on each lot to create a green streetscape and trees along the northern property line will be retained as outlined in the Tree Saving Plan. Building heights will vary from bungalows to 4 storey apartment buildings. Sample architectural plans have been submitted with the applications to illustrate potential 4 storey units that could be developed on Blocks 3, 4, 14 and 15.

Section 3.5.1.2 Affordable Housing. The new Official Plan encourages the provision of affordable homes. The subdivision has been designed to provide a variety of housing types ranging from single detached homes, to semidetached and townhomes to apartments. The apartments will provide the opportunity for housing that will be more affordable and of a size that will appeal to homeowners looking for accommodation other than ground oriented single detached homes or town homes.

Section 3.5.3.1 Parks and Open Space. The new Official Plan requires the provision of parkland or cash in lieu of parkland for new developments. In accordance with this requirement Blocks 6, 8, 18, and 24 will be dedicated to the city as parks and open space. Blocks 6, 18 and 24 represent 5% of the land and meets the 5% parkland dedication required under Parkland Dedication bylaw 264-85. Block 8 is being dedicated to the City of Brockville as Open Space and for preservation of the woodland. It has not been included in the parkland calculation but will add an additional 10,387 sq.m. of open space to the neighbourhood so that 9.8 % of the neighbourhood will be dedicated to the City of Brockville as park and open space.

In accordance with Section 3.6.5 "Natural Heritage Features and Functions" of the Official Plan a report was completed to assess the Butternut trees within the Significant Woodlands area. This report, prepared by Oliver K. Reichl, and a recommended tree saving plan have been submitted in support of the applications.

Section 3.6.5 states:

*In addition, on all sites proposed for development or site alteration, a site inventory for butternut, an endangered tree species, will be required prior to the disturbance or removal of trees. When harm to (cutting of branches, root disturbance, etc.) or removal of butternut is proposed, prior assessment of health of the species by a qualified Butternut Health Assessor is required. If butternut is determined to be "not retainable", a certificate will be issued by the assessor and the tree can be removed/harmed. If, however, the butternut is "retainable", a permit will be required for its removal pursuant to the Endangered Species Act 2007.*

There are 20 Butternut trees on the site and they have been assessed by a certified Butternut Health Assessor. In the Tree Conservation Report submitted as part of the application, the trees have been assessed as either a hybrid or severely damaged.

Section 3.6.6 Natural Heritage & Open Space System Strategy states:

*26. Development or site alteration proposed in a Significant Woodland feature illustrated on Schedule 3 shall be subject to the completion of an EIS prior to development or site alteration. Development or site alteration in a Significant Woodland feature shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

*27. Development and site alteration shall not be permitted on land adjacent to a Significant Woodland feature unless it has been demonstrated that there will be no negative impacts on the Significant Woodland feature or on their ecological functions that cannot be adequately mitigated. For the purposes of this policy, the extent of adjacent land shall be 120 m from the edge of the Significant Woodland. Subject to the policies of Section 3.6.7, an EIS shall be required for all development proposals on lands adjacent to an identified Significant Woodland.*

*28. Prior to considering development and/or site alteration on or within adjacent lands or abutting areas of a Significant Woodland, the City, in consultation with the Cataraqui Region Conservation Authority and MNR, will be satisfied that the EIS demonstrates that there will be no*

*negative impacts on the habitat values upon which the species depend directly and indirectly, and any related ecological functions.*

An EIS was completed by Muncaster Environmental Planning and Bowfin Environmental Consulting in accordance with Section 1.5(7) and Section 3.6.6 (26 – 28) of the Official Plan.

Section 1.5.(7) states:

*“The boundaries of Natural Heritage and Open Space Features and Constraints identified on Schedule 3 may be further refined through an Environmental Impact Study (EIS). Where the general intent of the Plan is maintained, and subject to approval by the MNR and Conservation Authority, minor adjustments to boundaries shall not necessitate an amendment to this Plan.”*

Despite the policies in Section 1.5.7 and since an Official Plan Amendment Application is being submitted to redesignate the Parks and Open Space areas, the OPA application is also requesting the removal of the “Significant Woodland” designation on the subject from Schedule 3 of the Official Plan.

**Section 3.7.2 Human – Made Hazards** The Official Plan encourage owners of contaminated sites to remediate their sites so that they may be reintegrated into the community. The areas of contamination on this former industrial site have been remediated in accordance with Ministry of Environment criteria.

This is a former Brownfields site that has been remediated.

## Section 5 – Servicing our City

**Roads:** Twenty metre right of way width roads are proposed throughout the subdivision. It is anticipated that the majority of the traffic will exit the subdivision via Street A to King Street or via Street H to Centre Street. Both King Street and Centre Street are designated as arterial roads in the Official Plan and have been designed to carry higher volumes of traffic. The connection of Street H to Centre Street will be via the unopened road allowance identified as Part 3 Plan 28R 12501 and owned by the City of Brockville. This road connection is identified on Schedule 4 to the Official Plan. A third connection has been provided to Church Street. This will ensure pedestrian, vehicular and social connections can be developed between the existing subdivision and proposed new subdivision.

**Sanitary, Water and Stormwater:** An engineering summary has been provided from Eastern Engineering Group which indicates that there is adequate water, sanitary and stormwater capacity. Detailed engineering plans will be submitted for approval prior to construction of any services.

## 2.4 Zoning Bylaw

### Existing Zone

The property is currently zoned M1-X1-1 in the City of Brockville Zoning By-law 194-94. The current zone permits industrial uses and is not reflective of the policies of the new Official Plan, but rather reflects the previous long time use and the old Official Plan designation.

The zoning bylaw amendment proposes uses and provisions for the subject land to reflect the intent of the policies of the new Official Plan and allow flexibility in uses and setbacks to meet changing market requirements that may be encountered in the future as the subdivision is built out.

### Requested Zones

*Residential 4 Exception Zone*, attached as Schedule D, is intended to permit a flexible range of ground-oriented low and medium density residential dwelling types. It is proposed that this zone will apply to Blocks 5, 7, 9, 10, 11, 12, 13 and 16, 17, 19, 20, 21, 22, 23, and 25 inclusive. The reduced setbacks and range of dwelling types fosters an urban-type community character based on new urbanism planning principles while ensuring adequate room for vehicle parking in the driveway.

*Parks and Open Space*: The parks, pathways and open space blocks are proposed to be rezoned to "Open Space" to reflect their passive and active recreational and open space uses. In particular Blocks 6, 8, 18, 24 are proposed to be rezoned to "Open Space".

Block 8 will be a continuation of the Open Space blocks located on the adjacent lands to the north and northeast. Block 24 is the active park and focal point of the neighbourhood. Block 6 is a pathway block which will connect to the proposed Brock Trail to the immediate east of the subdivision. This will lead to Street "B" and the sidewalk along Street "C". Pedestrians can continue along the sidewalk and access pathway Block 18 heading to the northwest and Streets E, G and H which will allow access to Centre Street.

*R5 Exception Zone*: Blocks 3, 4, 14 are proposed to be rezoned to an R5 exception zone to allow medium density residential development along the southern portion of the site along King Street West. The uses anticipated to be built will be townhomes, stacked townhomes, and apartment buildings. The proposed R5 exception zone is attached as Schedule E.

The proposed R5 exception zone is in conformity with the new Official Plan policies that encourage transit friendly development close to transit routes along arterial roads. By placing the higher density development closer to King Street West, residents will be

within close walking distance to bus routes on King Street West and the open space amenities in the St. Lawrence Park.

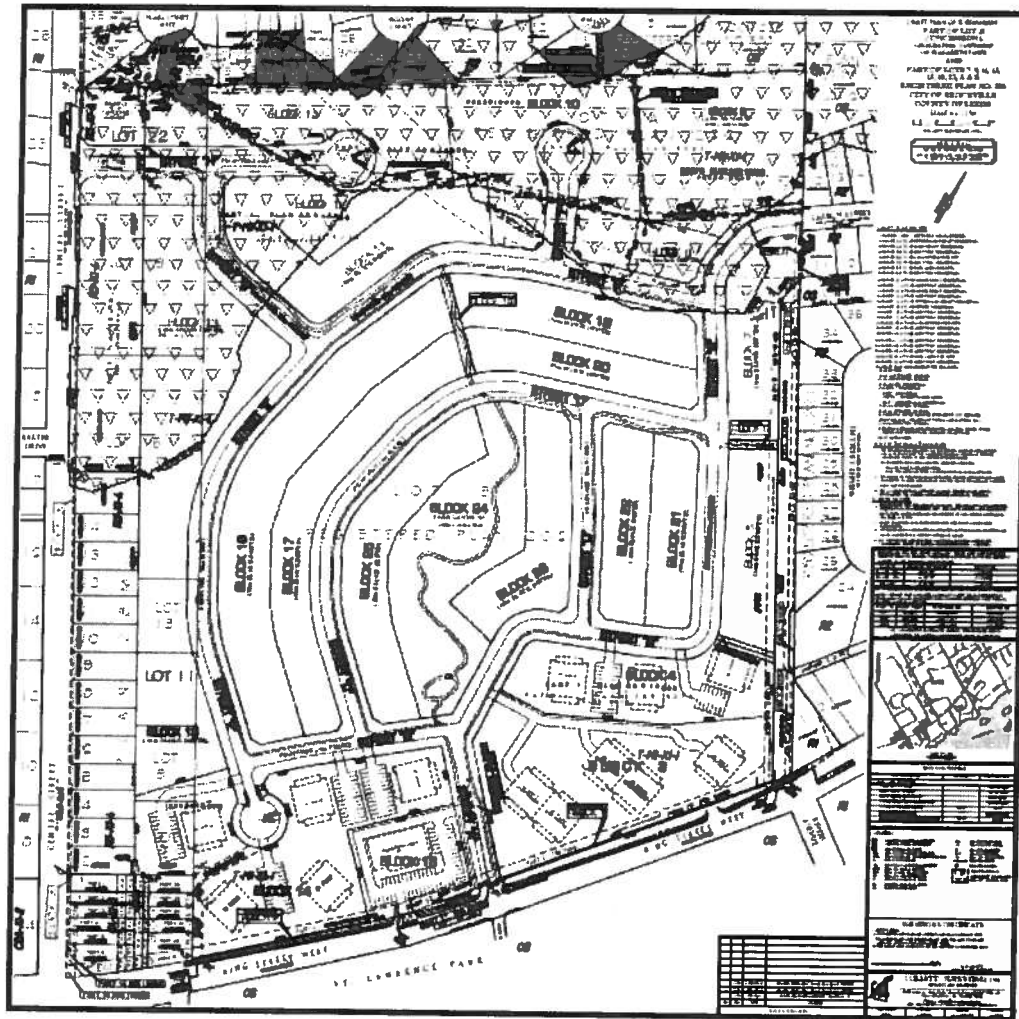
*C1/R5 Exception Zone:* The commercial/residential Block 15, is proposed to be rezoned to a dual commercial and residential zone “C1/ R5 exception” as shown in Schedule F. The commercial uses will be consistent with the range of neighbourhood commercial uses permitted within the “Neighbourhood Development Area” policies in the Official Plan. It is intended to rezone the land to “C1” to allow neighbourhood convenience commercial uses such as bake shop, clinic, convenience store, delicatessen, personal service establishment, take out restaurant, service and repair shop, and accessory apartments. The R5 residential exception zone would allow medium density residential uses such as townhomes, stacked townhomes, maisonettes and apartment buildings and would be compatible with the residential development proposed in the adjacent Blocks 3, 4 and 14. The dual zoning will allow some flexibility at the time this block is developed to meet the market demands.

### **3.0 Conclusions**

Based on the analysis conducted, it can be concluded that the proposed Official Plan Amendment, draft Plan of Subdivision and Zoning By-law Amendment applications are consistent with the policies, goals and objectives of the Provincial Policy Statement and the new city of Brockville Official Plan. The proposed development is an appropriate land use in this location and the design is compatible with the existing neighbourhood.

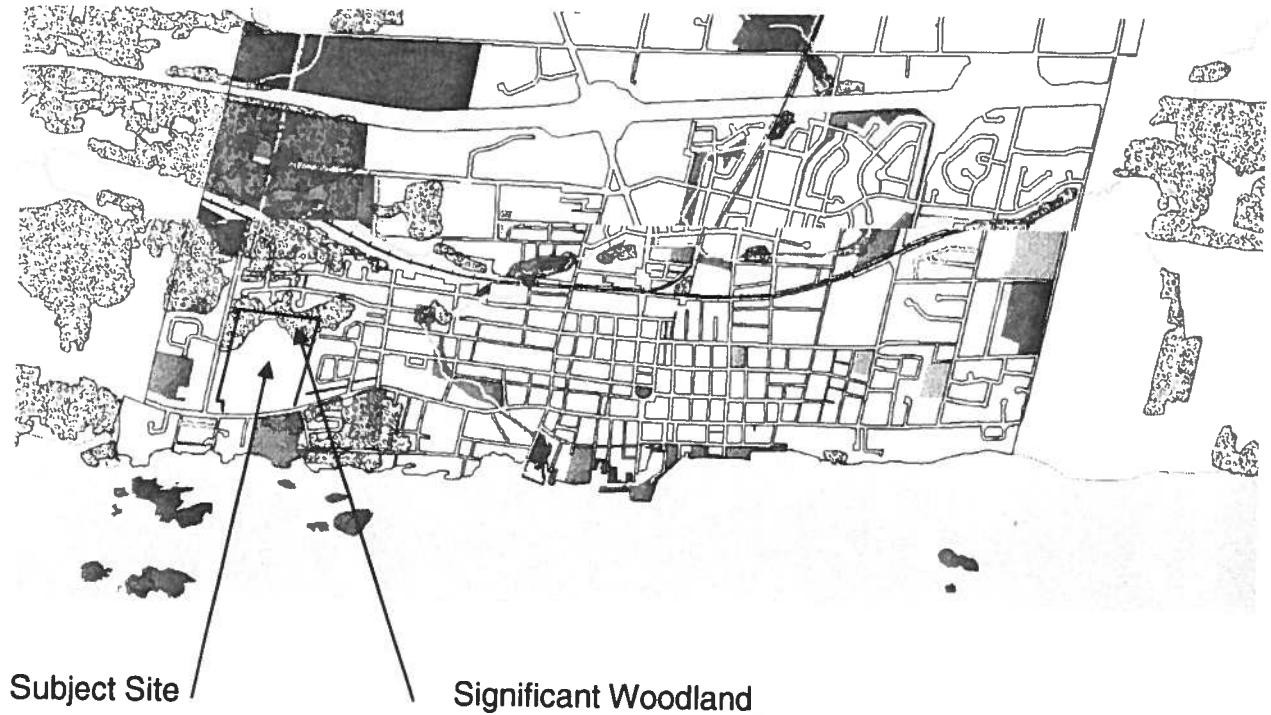
# Schedule A

## Draft Plan of Subdivision



## Schedule B:

Excerpt from Schedule 3 **"Natural Heritage System, Open Space & Constraints"**  
Brockville Official Plan





## **Schedule C**

### **Official Plan Amendment Details**

**Redesignate Blocks 6, 8, 18 and 24 on Schedule 1 of the Brockville Official Plan from Neighbourhood Development Area to Parks and Open Space**

**Delete the Significant Woodland Designation on Schedule 3 of the Brockville Official Plan from the subject property as shown in Schedule B to this report.**

## Schedule D: PROPOSED R4 Exception Zone

Blocks 5, 7, 9, 10, 11, 12, 13, 16, 17, 19, 20, 21, 22, 23, and 25  
as per draft plan of subdivision

### *Uses Permitted:*

Single Unit Dwelling  
Semi-Detached Dwelling  
Duplex Dwelling  
Link Dwelling  
Triplex Dwelling  
Multiple Unit Dwelling  
Townhouse Dwelling (Street)  
Townhouse Dwelling  
Converted Dwelling  
Maisonette Dwelling  
Boarding/Rooming/lodging  
Group Home  
Home occupation  
Bed and Breakfast  
Private Home Day Nursery

### *Zone Provisions & rationale for request*

#### *R4 exception zone for single unit dwelling:*

Minimum lot area of 300 square metres. ( Rationale: The R4 zone requires a minimum lot depth is 25 metres. With a minimum lot frontage of 12 metres frontage the minimum lot area is 300 sq.m.)

Minimum lot frontage 12 metres as per existing R4 zone provisions

Minimum front yard of 3.0 m to building face – in accordance with new urbanism design philosophy for the development

Minimum setback to garage face is 5.5 m – to provide parking in the driveway

Minimum exterior side yard is 3.0 m – this will provide symmetry and similar setbacks along the street.

Minimum interior side yard is 1.2m - provides sufficient room to access rear yards

Minimum rear yard of 6.0 metres – allows introduction of housing styles with less outdoor maintenance

Delete requirement for minimum unit size – regulated through Building Code and will provide opportunity for smaller more affordable dwelling units

Delete minimum landscape open space – yard setbacks determine amount of landscaped area

Maximum height: 11 metres – allows more variety in roof pitch, variation in grading around the house, and allows for 9 and 10 foot ceiling heights.

*R4 exception zone (semidetached/link single)*

Minimum lot area: 150 square metres. The R4 zone requires a minimum lot depth of 25 metres. If the lot frontage is 6 metres then the minimum lot area is 150 sq.m.

Minimum lot frontage: 7.2 metres

Minimum front yard: 3.0 m

Minimum setback to garage face: 5.5 m

Minimum exterior side yard: 3.0 m

Minimum interior side yard: 1.2m

Minimum rear yard: 6.0 metres

Delete requirement for minimum unit size

Delete minimum landscape open space

Maximum height: 11 metres

*R4 exception zone (duplex)*

Minimum lot area of 300 sq.m - same requirement as a single detached dwelling with a 12 metre lot frontage and 300 sq metre lot area

Minimum lot frontage of 12 m

Minimum front yard of 3.0 m

Minimum setback to garage face is 5.5 m

Minimum exterior side yard is 3.0 m

Minimum interior side yard is 1.2m

Minimum rear yard of 6.0 metres  
Delete requirement for minimum unit size  
Delete minimum landscape open space  
Maximum height: 11 metres

*R4 exception zone (triplex) (3 unit building divided vertically or horizontally or a combination)*

Minimum lot area of 150 sq.m (if a 3 unit block of townhomes is developed this lot area is appropriate)  
Minimum lot frontage 6.0 metres  
Minimum front yard of 3.0 m  
Minimum setback to garage face is 5.5 m  
Minimum exterior side yard is 3.0 m  
Minimum interior side yard is 1.2m  
Minimum rear yard of 6.0 metres  
Delete requirement for minimum unit size  
Delete minimum landscape open space  
Maximum height: 11 metres

*R4 exception zone (Multiple Unit) (block with 4 or more units with independent entrance to outside divided horizontally or vertically or a combination of both). This would be for townhome blocks of 4 units or more or for stacked townhomes.*

Minimum lot area of 150 square metres  
Minimum lot frontage of 6.0 m  
Minimum front yard of 3.0 m  
Minimum setback to garage face is 5.5 m  
Minimum exterior side yard is 3.0 m  
Minimum interior side yard is 1.2m

Minimum rear yard of 6.0 metres  
Delete requirement for minimum unit size  
Delete minimum landscape open space  
Maximum height 11 metres

*R4 exception zone Townhouse amend to include Street townhouses as well so it reads "Townhouse/street townhouse" with the following*

Minimum lot area of 150 sq.m  
Minimum lot frontage of 6.0 m  
Minimum front yard of 3.0 m instead of 6.0 m  
Minimum setback to garage face is 5.5 m  
Minimum exterior side yard is 3.0 m  
Minimum interior side yard is 1.2m instead of 1.5 m  
Minimum rear yard of 6.0 metres  
Delete requirement for minimum unit size  
Delete minimum landscape open space  
Maximum height 11 metres

*Add a new section to 5.3.1 "Freehold dwelling units on a Private Road"*

Minimum lot frontage 6.0 m  
Minimum lot area 150 sq.m  
Maximum building height 11 m  
Minimum building setback to private road 3.0 metres where the front of the dwelling units face the roadway.  
Minimum building setback to private road where an end unit faces a road way and there are not windows facing the roadway – 1.5 metres.  
Minimum setback to garage face 5.5 m

Minimum setback between 2 groups of dwelling units where opposing walls have no windows 2.4 metres

Minimum width of private road is 6.0 meters

### *Special Townhouse, Maisonette and Multiple Unit Developments*

Where these units are developed on a common property and front onto private roads or private common parking areas as in the case of rental or condominium developments, the following provisions shall apply

Minimum lot frontage 18 metres

Minimum lot area 150 sq.m./unit

No minimum landscaped open space

Maximum building height 11 metres

Minimum building setback to private road 3.0 metres where the front of the dwelling units face the roadway.

Minimum building setback to private road where an end unit faces a road way and there are not windows facing the roadway – 1.5 metres.

Minimum setback to garage face 5.5 m

### *Maisonette*

Minimum lot area of 540 square metres

Minimum lot frontage 18 metres

Minimum front yard 6 metres

Minimum exterior side yard 6

Minimum interior side yard 3

Minimum rear yard 7.5

Minimum landscaped open space not applicable

Density – allow up to 99 units per/hectare

Maximum building height 13 metres

**Schedule E:**  
**PROPOSED R5 Exception Zone**

**Blocks 3, 4, and 14 inclusive as per draft plan of subdivision**

Request that all the uses and zone provisions in the R4 exception zone listed in Schedule B to this Planning Rationale be permitted. In addition, the Apartment Dwelling, Dwelling Senior Citizen, Retirement Home R5 Uses listed in Section 5.2 of the Zoning Bylaw be permitted subject to the following provisions.

**Zone Provisions:**

Minimum lot area of 540 square metres

Minimum lot frontage 18 metres

Minimum front yard 6 metres

Minimum exterior side yard 6 metres

Minimum interior side yard 3 metres

Minimum rear yard 7.5 metres

Minimum landscaped open space not applicable

Density – allow up to 99 units per/hectare

Maximum height: 13 metres

## Schedule F:

### PROPOSED dual zone "C1/R5 exception" Block 15, draft plan of subdivision

#### Zone Provisions:

Where two zone codes are applied to a vacant site, shown on the zoning maps separated by a diagonal line (example: C1/R5 exception), the uses permitted are either those permitted in the commercial zone, subject to the C1 zone requirements; or those permitted in the other zone, subject to the requirements of that zone

#### Residential zone exceptions:

The R5 exception zone will be the same as the R5 exception zone provisions requested in Schedule E to this report

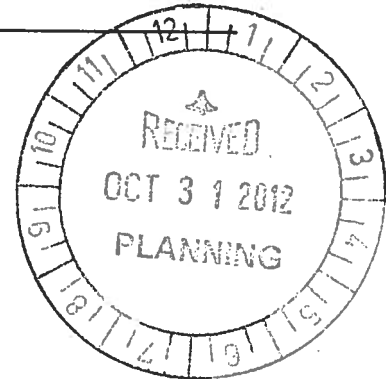


**SCHEDULE "F"**  
**Report 2012-191-12**

**City of Brockville**  
**MEMORANDUM**

**to: Planning Department**  
**from: David Paul, Director of Economic Development**  
**re: 550 King Street West (former Phillips Cables Site)**  
**Owner 6865852 Canada Inc./ Junic Development**  
**Letter of Endorsement**  
**cc:**  
**date: October 30, 2012**

---



The economic development is supportive and endorses the subject amendment to facilitate the capacity build out of the proposed multiple residential development on the former Phillips Cables site.

The Economic Development Office has been most supportive of the introduction of this concept to the Brockville area and assisted in the initial introduction to the community with positive commentary since inception. The project was introduced by one of our community ambassadors, Rick Walker who referred the developer to our office for consultation. The 380-400 residential units with mix commercial is one of the largest single residential development assessment potential in many years. We've reviewed the site of various projects completed by the proponent in the Gatineau/Ottawa area and can confirm the high quality of standard and reputation of the owner. Additionally, the concept plan is the most suitable project for important gateway to the community, replacing the derelict structures that were evident since the closure of Phillips Cables in 1996. The owner has invested over \$4 million to acquire and remediate the site and continue the necessary planning towards future development.

City negotiation towards developer partnership on the Brock Trail connection should be considered.

Dave



From anywhere... De partout...  
to anyone jusqu'à vous

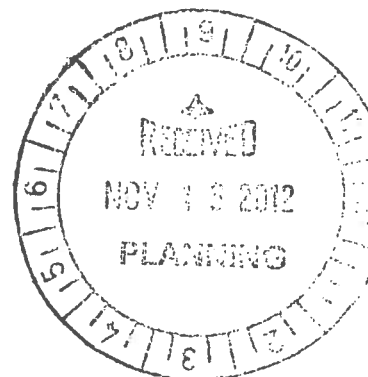
CANADA POST  
1424 Sanford Fleming Ave BOX 26  
OTTAWA ON K1A 0C1

POSTES CANADA  
1424 Sanford Fleming Ave BOX 26  
OTTAWA ON K1A 0C1

November 5, 2012

File no: 08T-12501

Jonathan Faurschou  
City Of Brockville – Planning Dept  
1 King St West  
Brockville ON K6V 7A5



RE: Mail delivery for proposed development at King St West—Brockville, On

Mr. Jonathan Faurschou,

I reviewed the above-mentioned development and in accordance to Canada Post Corporation policies, mail delivery will be as follow:

- 1) The apartment buildings will receive mail delivery to a centralized mail facility via lock box assembly or mailroom.

The centralized mail facility is to be supplied and installed at the owner expense. The centralized mail facility is to be installed at Canada Post standards.

- 2) The singles, semi's, towns, triplexes and commercial points of calls will receive mail delivery to a centralized mail facility via community mailbox. The community mailbox will be supplied and installed by Canada Post.

I am unable to propose the following locations for the community mailboxes at this time. Due to the inability to determine the number of Points Of Call in each block/street.  
Please recirculate plan when complete divided lots are determined.(CUP PLAN)

Community mailbox locations may be revised if changes are made to subdivision.

Canada Post requires the following conditions:

At owner's expense

- 1) Inform all prospective purchasers, through a clause in all agreements of purchase and sale, as to those lots identified for potential community mailbox, mini-park and /or kiosk locations and/ or

all plans used for marketing purposes shall indicate the proposed community mailbox location(s).

- 2) Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.
- 3) When a grassed boulevard is planned between the curb and the sidewalk at a community mailbox location, the owner shall install a 1.0 meter walkway across the boulevard. The owner shall also ensure the walkway is handicap accessible from the roadway.

If you have any questions or need more information please do not hesitate to contact the undersigned.

Thank you

A handwritten signature in black ink, appearing to read 'Joe Furano', with a stylized flourish extending to the right.

Joe Furano  
Delivery Planning Officer  
Tel: 613-325-4192  
Fax: 613-247-8237

e-mail: [joe.furano@canadapost.ca](mailto:joe.furano@canadapost.ca)



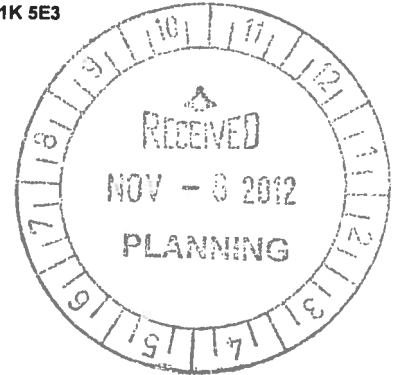
ENBRIDGE GAS DISTRIBUTION INC.

500 Consumers Road  
North York ON M2J 1P8

Mailing Address  
P.O. Box 650  
Scarborough ON M1K 5E3

NOVEMBER 6<sup>TH</sup>, 2012

**JONATHAN FAURSCHOU  
PLANNER 1  
PLANNING DEPARTMENT  
ONE KING STREET WEST,  
P.O. BOX 5000  
BROCKVILLE ON K6V 7A5**



Dear Sirs:

**RE: NOTICE OF APPLICATIONS FOR APPROVAL OF A  
PLAN OF SUBDIVISION AND FOR AMENDMENTS TO  
CITY OF BROCKVILLE OFFICIAL PLAN AND ZONING  
BY-LAW - 194-94  
550 KING STREET WEST, BROCKVILLE  
FILE NO.: 08T-12501, D09-01, D14-158**

Enbridge Gas Distribution has no objections to the application as proposed.

At this time this is not a commitment by Enbridge Gas Distribution to service this site, to service this site by a given date or that there will be no costs for servicing this site.

The applicant is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss installation and clearance requirements for service and metering facilities.

The applicant is to arrange for the installation of the gas plant prior to the commencement of the asphalt paving or landscaping.

In the event that easements are required to service this development the applicant will provide easements at no cost to Enbridge Gas Distribution.

The requirements identified here within are subject to change. Enbridge Gas Distribution retains the right to add, amend or remove conditions, or obtain easements to service this application, at no cost to Enbridge Gas Distribution.

Enbridge Gas Distribution requests that the following conditions be included in the subdivision agreement.

The developer is responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.

Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.

The developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.

The developer shall provide current Town approved road cross-sections showing all Utilities in the configuration proposed for all of the street widths within the development. The gas location must be a minimum of 0.6 metres from the street line.

Yours truly,

A handwritten signature in black ink, appearing to be 'JA' followed by a stylized flourish.

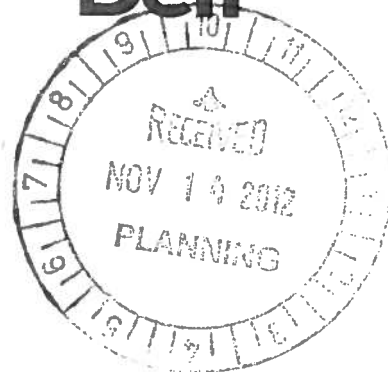
**JIM ARNOTT**

Municipal Coordination Advisor  
Distribution Asset Management  
(416) 758-7901  
(416) 758-4374 – FAX

JA: rv

**Bell**

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 6, 2012

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

Attention: Jonathan Faurschou

Dear Sir/Madam:

RE: Draft Plan of Subdivision  
550 King St. W.  
Your File No: 08T-12501  
Bell File No: 48348

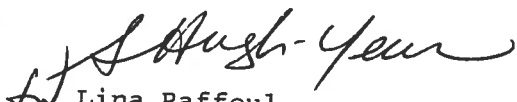
Thank you for your letter of October 26, 2012 requesting comments on the above-referenced application.

The Draft Plan of Subdivision has been internally circulated to our engineering staff for detailed review and to determine Bell's specific requirements.

Please be advised that Bell Canada will be issuing comments upon completion of a detailed review of the application(s).

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

Yours truly

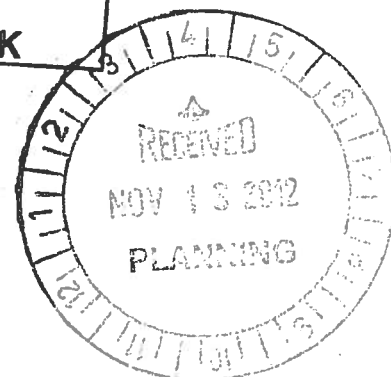
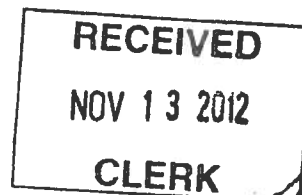
  
Lina Raffoul,  
Manager - Development & Municipal Services, ON

November 8, 2012

S.M. Steele, City Clerk  
City of Brockville  
1 King St., West  
Brockville ON K6V 7A5

Dear S. M. Steele:

**Re: 550 King St., West, Brockville ON (former Phillips Cables site)**  
**File Nos.: 08T-12501, D09-01, D14-158**



Please be advised that since the above-mentioned is under municipal services our office has no objection to the proposed subdivision plan and for the amendments to the City of Brockville official plan and zoning by-law 194-94.

If you require further assistance please do not hesitate to call.

I trust this information is satisfactory to you.

Yours truly,

THE CORPORATION OF THE LEEDS, GRENVILLE  
AND LANARK DISTRICT HEALTH UNIT

*K McCann*

Kim McCann, B.A.Sc., C.P.H.I.(C)  
Senior Public Health Inspector

KMC:di

*An Accredited Health Unit Since 1990*

☐ **MAIN OFFICE:**  
458 Laurier Blvd.  
Brockville, ON  
K6V 7A3  
(613) 345-5685  
FAX: (613) 345-2879

☐ **SMITHS FALLS OFFICE**  
25 Johnston St.  
Smiths Falls, ON  
K7A 0A4  
(613) 283-2740  
FAX: (613) 283-1679

☐ **KEMPTVILLE OFFICE**  
Box 343, 8 Asa St. Unit 2  
Kemptville, ON  
K0G 1J0  
(613) 258-5941  
FAX: (613) 258-1407

☐ **GANANOQUE OFFICE**  
375 William St. S., Suite 200  
Gananoque, ON  
K7G 1T2  
(613) 382-4231  
FAX: (613) 382-7599





## 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](mailto:crca@cataraquiregion.on.ca)

Websites: [www.cleanwatercataraqui.ca](http://www.cleanwatercataraqui.ca) & [www.cataraquiregion.on.ca](http://www.cataraquiregion.on.ca)

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November 26, 2012

Files: SUBD/BR/229/2012

OP/BR/230/2012

ZB/BR/231/2012

### Sent by e-mail

Mr. Jonathan Faurschou MCIP, RPP  
Planner I  
City of Brockville  
One King Street West, P.O. Box 5000  
Brockville, ON K6B 7A5

Dear Mr. Faurschou:

**Re: Application for Official Plan Amendment D09-001  
Application for Zoning By-law Amendment D14-158  
Application for Draft Plan of Subdivision Approval 08T-12501  
6865852 Canada Inc. (Junic)  
550 King Street West**

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 Collett Surveying Ltd., dated September 27, 2012
- Planning Rationale, by D.G. Belfie Planning and Development Consulting Ltd., dated September 24, 2012
- Tree Saving Plan for the Phillips Cables Woodlot, by Oliver K. Reichl, dated December 16, 2011
- Evaluation of Significant Woodland, by Muncaster Environmental Planning Inc. and Bowfin Environmental Consulting Inc., dated July 20, 2012

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

### Site Description

The subject property is located at the site of the former Phillips Cables industrial operation on King Street, north of the St. Lawrence River in Brockville's west end. The property is approximately 24.7 ha in size, of which, approximately 11 ha are occupied by the former industrial land use. This portion of the property is developed with a large manufacturing

building, several warehouses, outbuildings, paved parking, access roads and old sections of railway. The remainder of the property is largely undeveloped with a section of mowed lawn at the southwest corner of the property and mature forest along the north and west.

The property is designated 'Neighbourhood Development Area' in the City of Brockville Official Plan, and is zoned 'M1-X1-1 Industrial Park' in Zoning By-law 194-94.

### **Summary of Proposal**

The proposal involves the subdivision of the existing 24.7 ha property into a number of low to high density residential blocks, totaling up to 414 dwelling units, one (1) commercial block and four (4) park / open space blocks. Proposed access would be provided via a network of streets and cul-de-sacs, with connections to Centre Street at the west, Church Street to the east and King Street to the south. Dwelling types range from single-family detached to apartments.

The subdivision would be developed through 10 stages, starting with Phase 1 residential in the southeast.

The proposed Official Plan amendment would re-designate the proposed park / open spaces blocks from 'Neighbourhood Development Area' to 'Parks and Open Space Area'. The proposed Zoning By-law amendment would change zoning to 'R4-General Residential Exception Zone', 'R5-Multiple Residential Exception Zone', 'C1-Commercial/R5-Residential Exception Zone' and 'OS-Open Space Zone' to accommodate the proposed uses.

### **Discussion**

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

#### **Stormwater Management**

It is our understanding that the submission for the proposed subdivision did not include a stormwater management report. As such, staff cannot speak to the proposed approach, but we offer the following general comments.

On-site stormwater quality control will be required for the proposed subdivision.

The subject lands are located partially within an area identified as 'Intake Protection Zone (IPZ) 2' in the CRCA's Assessment Report: Cataraqui Source Protection Area, dated June, 2011. Stormwater from the proposed subdivision would outlet into the St. Lawrence River, via St. Lawrence Park, and into IPZ 1. Intake Protection Zone 1 includes the Brockville Water Treatment Plant with its offshore water intake 294 m into the St. Lawrence River. During our review of development applications with IPZs, the CRCA seeks to ensure, through the stormwater review process, that run-off, especially from roads, driveways and other paved areas, is properly treated prior to entering the river. The CRCA will be looking for an enhanced level (80% long-term removal of suspended solids) of control for the proposed subdivision. The size



of the property is conducive to the construction of a stormwater pond facility. A properly designed wet pond with a forebay should be able to provide adequate quality control for the proposed development. Stormwater management design should adhere to both CRCA (see attached) and Ontario Ministry of the Environment guidelines.

A comprehensive stormwater management report and plan will need to be prepared by a qualified engineer as a condition of Draft Plan approval. This report should discuss the rationale for the management practices to be implemented in the development, and include all appropriate calculations, drawings and cross-sections to the satisfaction of the CRCA.

The stormwater management report must also include appropriate sediment and erosion controls and design details for implementation prior to, during and after construction.

Staff recommend that the proponent submit a preliminary stormwater report at the Draft Plan stage in order to give the proponent more detailed feedback at this stage in the approval process.

### Natural Heritage

#### *Woodlands*

As a part of the subdivision review process, CRCA staff reviewed the Evaluation of Significant Woodland (Muncaster/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. The consultants identify, on Figure 5 (pg 28) of the report, the remaining forest area patches once removal has occurred on the subject property and include recommendations to ensure proper protection. Staff recommend that the retained woodland patches be displayed and labeled on the draft plan.

#### *Wetlands*

The Evaluation of Significant Woodland identifies two small wetland ponds at the north of the property, along the former rail line. While being of limited size, these features may still provide an ecological function on the subject lands. The report does not speak directly to this function nor does it discuss whether or not these features could or should be retained. Staff recommend that the consultants review the potential for retaining the wetland ponds, particularly the pond shown in Photo 3 and 4.

#### *Species at Risk*

A Butternut Health Assessment was conducted by Oliver Reichl in September, 2011 as 20 individual butternut trees were located on the property. The Assessment found that all 20 trees were un-retainable. It is noted in the Tree Saving Plan (December 16, 2011) that findings from the Assessment were submitted to the Ontario Ministry of Natural Resources. Staff recommend that the proponent provide the City of Brockville and the CRCA with confirmation from MNR that requirements under the *Endangered Species Act* have been met.



### **Recommendation**

Staff of the Cataraqui Region Conservation Authority recommend deferral of Application for Official Plan Amendment D09-001, Application for Zoning By-law Amendment D14-158 and Application for Draft Plan of Subdivision Approval 08T-12501 until such time that a preliminary stormwater management report is submitted to demonstrate that on-site, enhanced quality control will be provided. Staff also recommend that a revised draft plan, incorporating the woodland comments above, be submitted.

Staff will provide recommendations for conditions of draft plan approval and sign off on the proposed Official Plan Amendment and Zoning By-law Amendment once our concerns have been addressed.

Please inform this office in writing of any decisions made by the City of Brockville regarding these applications. If you have any questions, please contact the undersigned at 1-877-956-2722 extension 228 or by email at [mdakin@cataraquiregion.on.ca](mailto:mdakin@cataraquiregion.on.ca).

Yours truly,



Michael Dakin  
Resource Planner

Attachment: CRCA Planning Policy Appendix 'F': Guidelines for Stormwater Management



CATARAQUI REGION  
CONSERVATION AUTHORITY

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## Appendix 'F': Guidelines for Stormwater Management

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This guideline should be read in conjunction with Section 3.6 of the CRCA Planning Policy, as well as municipal stormwater guidelines where they have been prepared.

Stormwater management is a very important aspect of any site *development*. Where it is implemented correctly, it minimizes downstream hazards such as *flooding* and *erosion*, and maintains and improves water quality by capturing site pollutants before they reach receiving *waterbodies* such as lakes and streams.

The need for stormwater management is established by the legislation and policies of all three levels of government, including the Canada Fisheries Act (protection of fish habitat), the Ontario Lakes and Rivers Improvement Act (in-stream works), the Ontario Water Resources Act (water quality and hydrologic performance), and the Ontario Planning Act and the associated Provincial Policy Statement (water quantity and quality). Conservation Authorities provide input on stormwater management requirements, and also apply regulations under the Ontario Conservation Authorities Act regarding work within, and near, waterbodies. Additionally, the riparian rights doctrine of common law requires consideration of impacts to downstream users.

The Ministry of Environment has prepared the Stormwater Management Planning and Design Manual (SWMPDM) (2003), which contains useful information to assist with design and construction of stormwater management. Some municipalities in the Cataraqui region have stormwater management design standards against which development plans are also reviewed.

The following outlines the guidelines of the Cataraqui Region Conservation Authority for stormwater management in the region. CRCA staff encourage pre-consultation early in the design process, coordinated through our Planning Office.



## **1.0 GENERAL GUIDELINES**

The goals of stormwater management are:

- (1) to protect waterways from increasing/excess erosion, flow and flooding, water takings and diversions. This is implemented by ensuring that the *pre-development* condition hydrograph is matched by the *post-development* condition hydrograph.
- (2) to maintain the water balance and groundwater recharge.
- (3) to maintain or improve water quality.

### **1.1 Quantity**

While the rational method and the matching of pre and post development peak flows at various event return periods have been used together as an estimation tool for hydrograph matching, they should not be used as the sole method of analysis. The rational method was developed in the 19th century as a method for sizing storm sewers, and is not preferred for pond design use. The use of the rational method is discouraged for all sites, but may be considered adequate for some.

A hydrologic/hydraulic model is the best way to compare undeveloped and developed site runoff characteristics, and pre-development and post-development hydrographs should also be examined in an attempt to provide a match. While hydrograph matching is generally not possible due to an increase in the volume of water in the post-development condition, the goal is to match as closely as possible to protect streams from increased flow, erosion and flooding.

If the development proponent proposes post-development peak flows which exceed pre-development peak flows, then the proponent will be responsible for conducting all necessary hydrologic and hydraulic studies to prove that the post peak flows can be released from the site without any adverse upstream or downstream impacts on flood risk or watercourse erosion. These studies must show this to the satisfaction of regulatory authorities including the local municipality and the CRCA. Prior to making any such submission, the proponent should consult with the CRCA to determine the specific technical analyses that will be required to support higher site release flows.

### **1.2 Quality**

Quality controls should be provided as per the SWMPDM Table 3.2 (MOE, 2003), usually to normal protection standards. Some receiving waterbodies that are coldwater streams or lakes, wetlands, the Bay of Quinte, or other environmentally-sensitive waterbodies will require more stringent protection. Consult with the CRCA for the level of protection necessary for the receiving waterbody

Further, storage should be designed to provide 24 hours of detention, and provide a sediment forebay to collect sediment.

### **1.3 Other**

The CRCA encourages master drainage planning for all *development* areas. However, it should be noted that these plans need to be reviewed and updated to reflect current standards on a regular basis. A master drainage plan is considered to be in need of updating five (5) years after its creation.

All stormwater management plans should be consistent with existing Watershed Plans, Subwatershed Plans or Master Drainage Plans. The development proponent is responsible for checking with the local municipality and with the CRCA to determine if any such plans exist. If so, then the development proponent is required to demonstrate that the proposed development's drainage system is consistent with those plans.

Treatment options should be considered, in order of preference, by lot-level and conveyance control, site control, and end-of-pipe treatment.

Best management practices (BMPs) are a stand alone stormwater management option for small sites, and are encouraged for all sites. Some BMP options include:

- grassed swales;
- vegetative buffer strips;
- infiltration pits/trenches/basins;
- sand filters; and
- pervious pipe systems.

Supporting sizing calculations are to be included in the design reports where these or other types of controls are proposed.

New developments should be designed to incorporate all reasonable and practical means of minimizing direct surface runoff, including:

- Minimizing the amount of impervious area
- Maximizing the amount of existing vegetated area (treed areas, grassed areas) that is retained within the development design, to help maximize opportunity for infiltration of surface water
- Roof drainage should be diverted on vegetated areas to give the water opportunity to soak into the ground.

The CRCA encourages, and is open to, new and innovative ideas where they are shown to be reasonable, effective and environmentally sound.

## **2.0 REPORT CONTENT**

The CRCA reviews stormwater management reports with respect to the regulations identified above. The following requirements have been identified for SWM reports. Reports which do not meet the basic CRCA requirements for breadth of content may not be reviewed until modifications have been made to fulfill these requirements. All reports should be typed, clearly legible, use SI (metric) measurements, and include applicable, legible maps and plans with sufficient, identified scales appropriate for review.

Stormwater management reports shall include the following:

### **Title Page**

- *Development* name and name of proponent
- Date of issue and revision number
- Consultant contact information

## Introduction

- *Development* location (with key map), municipality (existing and geographic), Lot, Concession, civic address
- Size of property (ha)
- Size of *development* (ha)
- Type of *development*
- Existence, date of creation, and phase of development in a Master Drainage Plan, where applicable
- Proposed *development* phasing, and its impact on the system as a whole

## Background

- Site history
- Information on existing *development*/land use
- Plan layout of existing, and proposed site
- Areal extent and description of all types of pervious and impervious surfaces present including:
  - Buildings,
  - Asphalt,
  - Gravel,
  - Landscapes including lawn, long grass, trees, etc
  - Ponds,
  - Waterways
- Runoff coefficients (Average or weighted are acceptable for large residential sites)
- Site constraints
- Receiving waterbodies: identification, location relative to the site, existing condition/issues
- Any geotechnical properties of the local soil including permeability, depth to bedrock, water table levels

## Analyses

### *Quantity Control Analyses*

- Quantity control provided for the minor through regulatory (2 year through 100 year) return periods.
- Hydrologic/hydraulic matches assessed so that post-*development* runoff equals pre-*development* runoff.
- Appropriate calculations and tables. These should be sufficient for CRCA review and should conform to the guidelines outlined by the municipality.
- Equations, assumptions and units used.
- For stormwater management reports that are prepared in support of the redevelopment of a site, an assessment of runoff for the state of the land prior to any *development*, and also for the state of the land with existing *development*.
- The method of control (e.g., BMPs, dry pond, wet pond, wetland, infiltration, enhanced catch basin)

- Calculations to support open channel, flow control, and major flow path designs.
- Examination of the impact of the control method on groundwater recharge

#### *Quality Control Analyses*

- Quality control for the 25 mm storm held for 24 hours, with Normal Protection (MOE 2003) generally required. Some locations on coldwater streams or lakes, wetlands, waterbodies draining toward the Bay of Quinte, or other environmentally-sensitive waterbodies will require more stringent protection. Consult with the CRCA for the level of protection necessary for the receiving waterbody
- Appropriate storm, runoff coefficients, assumptions and equations that conform to the guidelines outlined by the CRCA and the municipality.
- An examination of more than one storm distribution including a worst-case scenario
- Sample calculations for each equation used
- All variables, constants, units and equations.
- The method of control

#### **Controls**

- Stage-storage-discharge table
- Detailed drawings, plan view, elevation view, cross-section through outlet structure
- Minimum freeboard of 0.3 m at regulatory event must be used.
- Outlet(s) location are to be shown
- Emergency overflow outlet to convey major event flow if normal outlet becomes blocked
- Sediment forebay(s)
- Planting plan--native, non-cultivar species appropriate for frequency of inundation are to be used whenever possible
- Safety concerns
- Extent of parking lot and roadway storage at 5 year and regulatory (100 year) return period events
- Snow storage location
- Maintenance access
- Maintenance and operations plan - inspection and cleanout frequency
- Method of conveyance/outlet between site controls and receiving waterbodies to demonstrate that sufficient capacity exists
- Conveyance details: longitudinal slope, cross-section, subsurface drainage, rock check dams, etc.

#### **Erosion and Sediment Control Measures**

- Temporary and permanent measures:
  - prior to site construction (grubbing, pre-grading),
  - during construction, and
  - post-construction
- Location plan drawing
- Appropriate Ontario Provincial Specification Drawings (OPSD) included in drawing set
- Monitoring plan addressing monitoring provisions and frequency of monitoring of erosion and sediment control measures

#### **Recommendations and Conclusions**

- Recommendations with descriptions, based on the analyses performed
- Long term maintenance and monitoring plan addressing monitoring provisions and frequency of stormwater controls
- Recommended notices to purchasers, or on title, regarding special setback or building freeboard provisions
- Signature
- Professional Engineer's Seal

## **Appendices**

- Computer model input and output files
- Additional drawings
- Full calculation sheets
- Agencies consulted

### **3.0 DESIGN PARAMETERS**

#### **3.1 Applicable Storms**

An applicable storm for the Cataraqui Region should be used for modeling purposes. As noted above, the examination of multiple storm distributions and durations should be conducted by consultants, and the most appropriate should be selected. Environment Canada has kept records and completed statistical analyses on historical rainfall events. The text Hydrology of Floods in Canada (Watt, 1989) recommends the Atmospheric Environment Service (AES) or Hydrotek storm distributions for use in Canada. The Chicago distribution is much less suitable. However, care should be taken to ensure that the best design storm is chosen and used properly within the range of its applicability (Marsalek and Watt, 1984).

The storm duration should be greater than the time of concentration of the site, and a variety of durations should be examined to determine the worst case scenario. Time of concentration should be calculated for each site, using the appropriate method.

For urban design, typically the rain event will result in the largest flows, but larger watersheds, and rural watersheds, may experience higher flows due to a combination rain/snowmelt event.

Plans shall be based on climate data from Atmospheric Environment Service (AES) stations that are representative of the subject area or site.

#### **3.2 Ponds**

Stormwater management ponds are recommended for quality and quantity control on all new development, with the acknowledgment that some smaller sites and infill sites will be too small to accommodate a pond and will require alternative stormwater control, such as those discussed in Sections 3.3 to 3.6.

All stormwater management ponds are required to provide both quality and quantity control. However, in some cases the removal of the requirement for a quantity control pond may be considered, for instance if a site has direct drainage to Lake Ontario or the St. Lawrence River. Consideration for removal of the quantity control aspect is due to the size of the receiving water

body, and the minimal effect an increase in volume will have on the flood hazard in that water body. It should be noted that even though a site may ultimately drain to a large body of water such as Lake Ontario or the St. Lawrence River, the conveyance path from the site to the water body must be considered from a flood hazard perspective, and the removal of the quantity control pond requirement may not be an option. In all cases, quality control will be required. Calculation of this quantity of initial storm runoff should be discussed with the CRCA Watershed Engineer.

The following list contains a number of other considerations for pond design.

- Quality ponds should be designed to include a sediment forebay and a permanent pool or wetland component. These will serve to increase pollutant removal efficiency.
- All quality control ponds should have sediment forebays (settling basins) located at each inlet into the pond. These should be designed as per the SWMPDM.
- Quantity ponds can take the form of dry extended detention basins, wet ponds, wetlands, etc.
- All pond inlet and outlet orifices should be a minimum diameter of 75 mm (3 in.) To minimize the potential for plugging with sediment and/or debris.
- The bottom of the pond is to be lined with a 0.5 meter clay liner in areas with a high groundwater table, permeable soils or bedrock and/or where infiltration of groundwater is undesirable.
- Upstream drainage not affected by the *development* should bypass any ponds in order to provide maximum pond efficiency, unless the pond is intended to provide control for that upstream area.
- On-line ponds are discouraged, and generally will not be approved due to impacts on fish/wildlife habitat and water temperature.
- Ponds and larger conveyances should have a minimum freeboard of 0.3 m during major events.
- Pond embankments should have a minimum slope of 5:1.
- Ponds should preferably be designed to include plantings of native species of Eastern Ontario stock, especially where adjacent to a receiving waterbody or other natural area.
- Species and proposed planting locations should be considered with respect to moisture tolerance, frequency and duration of inundation.
- Ponds should be an amenity that are integrated into public *open space*; however, designers should also consider the safety aspects of these locations.
- Ponds should be constructed during the first phase of a *development*, and should be ready to accept runoff prior to the issuance of any building permits.
- For areas where more than one phase of *development* has been proposed, the pond outlet should be designed such that it can be modified as the catchment area continues to be developed.
- Infiltration should be explored and used where appropriate, at all levels of control: lot-level, site, and end-of-pipe. Consideration of the potential for groundwater contamination will be required when infiltration is proposed.
- Stormwater Management reports should include maintenance plans, expected cleanout frequency, recommended inspection frequency, etc.

### 3.3 Other Types of Controls

Stormwater management methods such as enhanced catch basins (oil/grit separators), underground tanks, etc., will only be considered where there is not enough space to use other, more natural methods of management, for example in small redevelopment sites or infill projects, or where specific spill-control concerns are raised. New *development* should be designed around consideration of natural controls.

### **3.4 Swales**

The Stormwater Pollution Prevention Handbook (2001) provides recommends for swales as follows:

- minimum 0.75 m flat bottom;
- maximum 0.15 m<sup>3</sup>/s flow;
- maximum 0.5 m/s velocity;
- maximum 2 ha contributory drainage area;
- minimum 3(h):1(v) side slopes; and
- minimum 15 cm grass length.

The Ministry of Natural Resources Natural Hazards Guidelines (MNR, 2003) recommend a velocity-depth product of less than 0.4 m<sup>2</sup>/s (velocity multiplied by water depth), with a maximum depth of 0.8 m, or a maximum velocity of 1.7 m/s; this has been deemed safe for people to traverse. In addition, a freeboard of 0.3 m between the top of bank and the regulatory water level is recommended.

### **3.5 Buffer Strips**

Buffer strips are encouraged for water quality protection, as this has been found to remove a significant portion of suspended sediments and pollutants. Buffer strips are discussed in CRCA Planning Policy Appendix E. A riparian buffer minimum of 30 metres is recommended, with exceptions made for special circumstances. Steeper slopes, less porous soils, or other factors warrant an increase in buffer width. Wetlands are not considered buffers. The CRCA Riparian Buffer Guidelines recommend a buffer for protection not only of water quality, but of the general health of the stream, aquatic species and riparian zone.

### **3.6 Catch Basins**

It is recommended that any catch basins being installed on a site be protected with sediment controls until the site has been stabilized. Examples include surrounding the catch basin with straw bales or placing geotextile underneath the catch basin grate, to keep sediment out of the storm sewer system and the receiving waterbody. Sediment should be removed, and properly disposed of, from around the catch basin once the site is stabilized, and then on a regular basis.

Where pipe/catch basin/parking lot storage is proposed, the maximum depth of ponding is to be less than 0.25 m to facilitate safe vehicular access.

Increases in catch basin sump depth is recommended to increase sediment capture in the storm sewer network.

### **3.7 Cleaning and Municipal/Client Assumption**

Temporary construction sediment and erosion control measures should be installed prior to any site disturbance, checked on a daily basis, remain in good working order until the site is stabilized, and should be cleaned on a regular basis. Once the site has been stabilized and excess sediment removed, these temporary sediment and erosion controls should be removed.

All sediment deposition, catch basins, sediment forebays, sediment fences, etc., should be cleaned prior to the municipality assuming ownership (for public facilities), or prior to the owner paying the final installment to the contractor (for private facilities). All permanent sediment and erosion controls should be in good working order prior to assumption, or final payment.

The stormwater report should also include a section on maintenance, cleaning, and monitoring of the SWM facilities for the duration of their operation. This information will be included in the Site Plan or Subdivision Agreement, as applicable.

#### **4.0 Approval Process**

Application for approval of proposed drainage systems for land developments must be made to the local municipality as part of the overall development approval process administered by the municipality.

The CRCA will review proposed development plans with respect to drainage and stormwater management requirements set out in these guidelines. Additional approvals may be required depending on the specific design and type of drainage system being proposed.

The development proponent is responsible for obtaining any and all necessary approvals related to stormwater management. These approvals will include but are not necessarily limited to: Ontario Ministry of Environment approval (Section 53 approval under Ontario Water Resources Act); Ontario Ministry of Natural Resources approval (Sections 14 and 16 under the Lakes and Rivers Improvement Act); and Fisheries and Oceans Canada approval (Section 35(1) under the Fisheries Act). The development proponent is responsible for determining approval requirements through discussion with the CRCA, the local municipality and the Ontario Ministry of the Environment.

The development proponent is responsible for completing any necessary environmental assessment (EA) that may be required under the Ontario Environmental Assessment Act or the Canadian Environmental Assessment Act. The development proponent is responsible for determining what EA requirements apply to the project.

#### **Contact Information:**

For more information, please contact the CRCA Watershed Engineer at (613) 546-4228, or via fax at (613) 547-6474.

#### **References:**

Marselek, J., and W.E. Watt, *Design Storms for Urban Drainage Design*, Canadian Journal of Civil Engineering 11(3) pp. 574-584, 1984.



Ontario Ministry of Environment. 2001. *Pollution Prevention Manual*. Queen's Printer for Ontario.

Ontario Ministry of Environment. 2003. *Stormwater Management Planning and Design Manual*. Queen's Printer for Ontario.

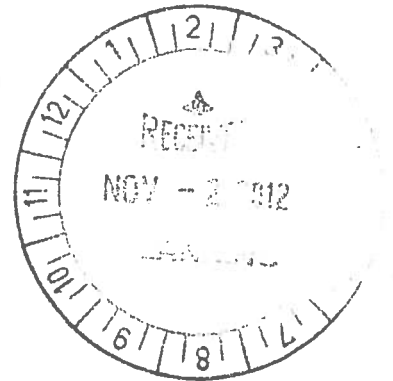
Ontario Ministry of Municipal Affairs. 2005. *Provincial Policy Statement*. Queen's Printer for Ontario.

Ontario Ministry of Natural Resources. 2003. *Natural Hazards Training Manual*. Queen's Printer for Ontario.

Watt, W.E. (Ed.). 1989. *Hydrology of Floods in Canada*.

Tuesday, October 30<sup>th</sup>, 2012

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



Re. File Nos.: 08T-12501, D09-01, D14-158, Re-zoning Application for 550 King Street West

This submission urges the city to restrict the zoning of Block 14 to townhomes of no more than two stories high.

We reside at 7 Susanna Lane. Our backyard faces onto the property that Mr. Junic has applied to have re-zoned. We want to register our opposition to his application to re-zone Block 14 so that it permits the building of apartments in this block of land. Block 14 borders not only on our property, but also on the property of four other townhomes in our Association. Block 14 also borders on the property of three existing townhomes on the eastern side of Centre Street (and more that are under construction).

The reasons for our opposition to the rezoning of Block 14 to permit apartment buildings are as follows:

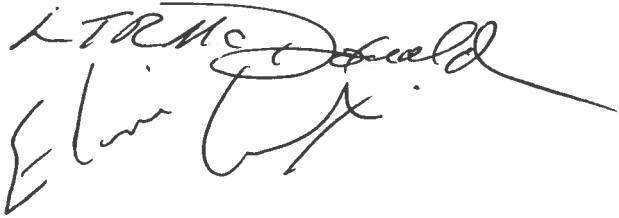
1. When we purchased the property, it was not zoned for apartment buildings. We anticipated possible development of the former Phillips Cable property; we did not anticipate that the city would ever consent to re-zoning the land to permit the erection of buildings that were incompatible with the existing neighbourhood. Our neighbourhood is one of detached homes and townhomes. The building of apartments close to any of these dwellings would seriously interfere with the normal enjoyment of established properties, a right that we hope we might reasonably claim.
2. We do not want zoning that would permit the building of apartments close to existing homes for the following reasons:
  - a) We do not want apartments so close to our homes that balconies and upper-story windows look down onto our backyards and inside our homes, robbing us of privacy.

- b) We do not want to look out and see apartment-sized parking lots.
- c) We do not want to see apartment-sized garbage bins, or smell their contents, or hear the trucks that service them.
- d) We do not want to be disturbed in the early hours by heavy snow removal equipment that is servicing an apartment-sized parking lot.
- e) We do not want to lose the sun that brightens our yards in the morning.

3. We would welcome neighbours whose dwellings are compatible with ours, dwellings that complement the established neighborhood along Susanna Lane and Centre Street, that is, detached houses or townhomes. The building of apartments would introduce a jarring note into this corner of homes, and seriously restrict the full enjoyment of these homes and properties. Is there not ample room in the subdivision to build the apartments away from existing townhomes?

4. We urge the city to **restrict the zoning of Block 14 to townhomes of no more than two stories high.**

Yours sincerely,

The image shows two handwritten signatures in black ink. The top signature is for Larry McDonald, written in a cursive style. The bottom signature is for Elaine Grant, also in cursive. Both signatures are fluid and legible.

Larry McDonald and Elaine Grant

7 Susanna Lane

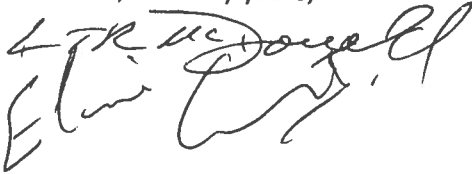
**Request for Copies of Reports, Submissions, Documents and Plans, concerning Amendment to City Plan and Zoning By Laws that Pertain to 550 King St. West**

We shall be away from our home at various times this winter, and unable to sign up for notices of meetings or copies of documents on the sign-up sheet at the December 4<sup>th</sup> public meeting.

Therefore, please consider this our request to have our names added to any such list for the distribution of all relevant materials pertaining to the ongoing application to rezone 550 King Street West.

Because we may at various times be out of town, we request that the documentation be sent to us via e-mail in addition to hard copies.

With thanks, sincerely yours,

Handwritten signatures of Larry McDonald and Elaine Grant. The signature of Larry McDonald is on top, and Elaine Grant's is below it. Both are written in black ink.

Larry McDonald and Elaine Grant

7 Susanna Lane, Brockville, K6V 0A7

[ea1grant@gmail.com](mailto:ea1grant@gmail.com)

## **Jon Faurschou**

---

**From:** Maureen Pascoe Merkley  
**Sent:** Wednesday, October 31, 2012 9:21 AM  
**To:** Jon Faurschou; Andrew McGinnis; Lorraine Bagnell; Conal Cosgrove  
**Subject:** FW: Comment on 08T-08T-12501 550 King St W Plan of Subdivision  
**Attachments:** Park boundary Revision 001.jpg

FYI

**M. Maureen Pascoe Merkley, MCIP, RPP**

*Director of Planning*

*City of Brockville*

*1 King Street West, P.O. Box 5000*

*Brockville, ON K6V 7A5*

*Tel. (613) 342-8772 ext. 444*

*Fax (613) 498-2793*

*Email: [mpmerkley@brockville.com](mailto:mpmerkley@brockville.com)*



**From:** Richard VanVeldhuisen [<mailto:rvanveldhuisen@gmail.com>]  
**Sent:** October 30, 2012 5:15 PM  
**To:** Maureen Pascoe Merkley  
**Subject:** Comment on 08T-08T-12501 550 King St W Plan of Subdivision

Maureen:

Just a suggestion on this proposed Subdivision Plan. The proposed park site is somewhat linear. It should be more rectangular to permit a future soccer field and baseball field layout. Attached is my suggested revised park boundary layout. Maybe a planner in your department can do a preliminary plan of the park showing future soccer and baseball fields as well as an active children playground area.

Best wishes

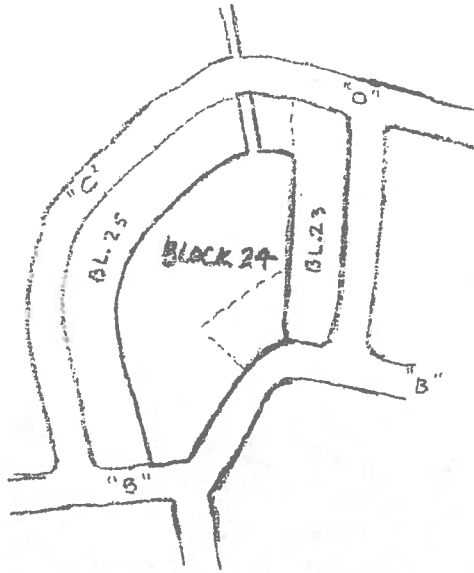
Richard

Richard Van Veldhuisen P Eng. MCIP  
Richard Van Veldhuisen and Associates  
14 Bayview Road Brockville K6V 5S1  
Home Phone 613-342-2450  
Cell 613-340-3912  
[rvanveldhuisen@gmail.com](mailto:rvanveldhuisen@gmail.com)

\_\_\_\_\_ Information from ESET NOD32 Antivirus, version of virus signature database 7644 (20121030)  
\_\_\_\_\_

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



PARK BOUNDARY REVISION

RCVV  
10.30.12



**James L. Barbour**  
347 Church St. West  
Brockville Ont. K6V 3Y9  
613 342 6910  
greyandnuts@hotmail.com

16/11/2012

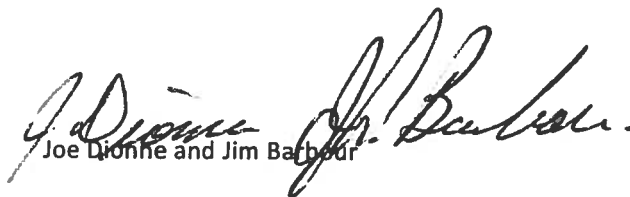


Director of Planning Department  
City Hall  
One King Street West  
Brockville Ont. K6V 7A5

Director of Planning

With regards to the Official Plan and Zoning By-Law 194-94 File nos.:O.ST-12501, D09-01, D14-158 regarding the proposed subdivision located at the former Philips Cable site the attached petition signed by the residence of Church St. and Oak Crescent have issue with the opening of the west end of Church St. We have submitted a few of our concerns for your consideration. We wish to thank you for our invitation to attend.

Sincerely,

  
Joe Dionne and Jim Barbour

Enclosure

# PETITION

Apposing the opening of Church st to the proposed subdivision on  
The old Philips Cable Property.

## Reasons for the opposition.

These reasons have been put together with the input of a person with 20 years of RealEstate experience and 13 years of municipal council experience.

- 1)There is no need to have the access to the subdivision from Church St.  
The Bridlewood Subdivision currently has only one access.The King St entrance for Phillips Cable was suitable for the large traffic flows that were generated including heavy truck traffic.
- 2)Large increase in traffic flow thru the existing residential area,due to the location of schools,shopping and employment locations.
- 3)Church st and Cedar st are not designed for the increased traffic flow.
- 4)Property values will decrease.
- 5)This access will become the primary route to and from the subdivision.
- 6)Heavy truck traffic during development and afterward as residence get landscaping,driveways paved,and other improvements done.
- 7)Loss of property frontage if sidewalks put in.
- 8)The existing infrastructure will suffer from the increase in traffic flow,the City will have to spend a large amount of taxpayers money to bring these streets up to the standard that will be required to meet the heavy traffic flow,possibly traffic lights.The cost of these improvements will be passed down to the residence of Brockville thru higher taxes.

Please find attached signatures of residence that oppose this opening of Church St.

Name	street	Signature.
Jim Barbour	347 Church St.	James L. Barbour
Billie Cromwell	343 Church St	Billie Cromwell
(Nona) WAGAR	344 Church St	
JASON McCONNELL	355 CHURCH ST	
BARB BARBOUR	347 CHURCH ST	Barb Barbour
KEVIN BARBOUR	351 CHURCH ST	K. Barbour
Viviane Barbour	351 Church St	Viviane Barbour
SONYA DOUAN	355 CHURCH ST	Sonya Dolan
Howard Bryan	340 Church St.	H. Bryan
BETTY BRYAN	340 CHURCH ST.	Betty McBryan



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Name

street

Signature.

FAY JACQUES	10 OAK CRES	Fay Jacques
CONNIE WHITMORE	5 OAK CRES	Connie Whitmore
Ali Lacroix	13 Oak Cres	Ali Lacroix
Paul Lacroix	13 Oak Cres	Paul Lacroix
PETER GALVIN	26 OAK CRES	Peter Galvin
MARIE GALVIN	26 OAK CRES	Marie Galvin
DANIEL PRESTON	336 CHURCH ST	Daniel Preston
Tammy Preston	336 CHURCH ST	Tammy Preston
Krista Laplante	339 Church St	Krista Laplante
MAZIK LAPLANTE	339 CHURCH ST	Mazik Laplante

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Name	street	Signature.
McMillan VALDA	1 OAK CRESCENT	Vmc
David McMillan	1 Oak Cres.	David McMillan
Leslie Murphy	62 Oak Cres	L. Murphy
Jacqueline Desilets	62 Oak Cres.	J. Desilets
Fred Simpkin	57 Oak St.	F. Simpkin
Vivian Dunn	334 Church	Vivian Dunn
Gerald W Zinn	334 Church	Gerald W Zinn
JENNIFER HAVEROCK	330 CHURCH	Jenn Haverock
MARY JANE FLEURY	14 Oak Church	Mary Jane Fleury
GORDON W. MCNAUGHTON	2 OAK CRES.	G. W. McNaughton

# PETITION

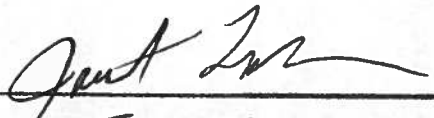

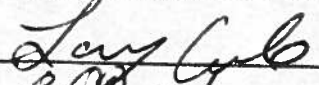
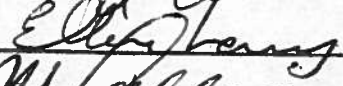

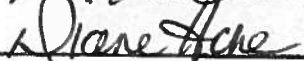
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Name	street	Signature.
JANET LEBRUN	320 CHURCH ST	
FRANCIS LEBRUN	320 CHURCH ST.	
Larry Croolce	324 CHURCH ST.	
Ellen Hamins	324 CHURCH ST.	
MILTON LARUE	18 OAK CRES	
Diane Hone	54 OAK CRES	

# PETITION

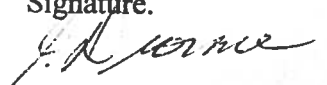
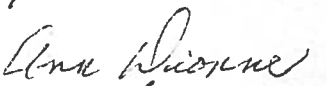

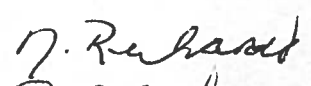
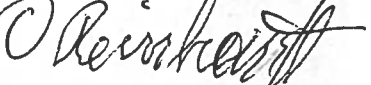
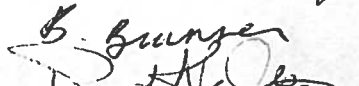
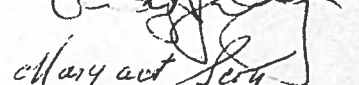
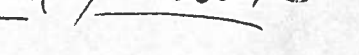
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Name	street	Signature.
DIONNIE (JOE)	376 CHURCH	
DIONNE ANN	376 CHURCH ST.	
FRENCH, Elizabeth	372 Church St	
Eileen Gilmore	375 CHURCH ST.	
NANNE REINHARDT	359 Church St.	
DIETER REINHARDT	359 Church	
BRIGIIE BRUNNER	372 Church	
WENDY GALLOWAY	392 BROOK ST.	
MARGARET SETH	379 CHURCH ST.	
Monique T. Poir	368 Church Street	

<u>NAME</u>	<u>STREET</u>	<u>SIGNATURE</u>
Wendy McEwen	363 Church St	W. ~
CHRIS LIND	367 Church St.	
Joan Erin Preston	375 Church St.	J E Preston

November 19, 2012

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



Re. File Nos.: 08T-12501, D09-01, D14-158, Re-Zoning Application for 550 King Street West

The Susanna Lane Homeowner's Association (SLHA), representing the collective concerns of the residents of Susanna Lane, hopes that you will take into consideration our submission regarding the re-zoning of Block 14.

1. We strongly urge the city to restrict the zoning of Block 14 to townhomes of no more than two stories high, as opposed to an apartment building complex. As previously cited by Larry McDonald and Elaine Grant of 7 Susanna Lane, the many reasons for our restriction request include:
  - privacy for the units bordering the Block 14 property line
  - aesthetics ie. Unsightly view overlooking a big parking lot or apartment garbage and recycling bins
  - the incompatibility to existing housing ie. Apartment building vs. detached homes and townhomes.
  - noise from garbage or snow removal vehicles for an apartment complex
2. Some additional concerns as a result of the recent development of townhomes off Centre St and neighbouring unit #12 specifically are:
  - Is there a proposal for the easement along the Susanna Lane/Block 14 property line?
  - to ensure that the drainage swale bordering Susanna Lane/Block 14 be closed in and leveled, with drainage pipe and suitably positioned manholes (the Centre Street developer had solidly closed in the swale along the back of the new row of townhomes until we pointed out its purpose. It was then thankfully dug out, but if not, this could have resulted in flooding)
  - also in regards to the swale, we request that regular clearing of weeds and debris be scheduled to ensure proper operation

- with the anticipated increase in volume of traffic, we would like to be kept abreast of any proposed changes on King Street and Centre Street to accommodate the traffic flow

Thank you for your consideration.

Kind regards,

A handwritten signature in black ink, appearing to be 'Cathy Pilon', with a long horizontal flourish extending to the right.

Cathy Pilon

President SLHA

November 26, 2012

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

Attention: Maureen Pascoe Merkley  
Director of Planning

**Re: 550 King Street West, Brockville**  
**File Nos.:08T-12501, D09-01, D14-158**  
**Comments and Written Request for Notification**

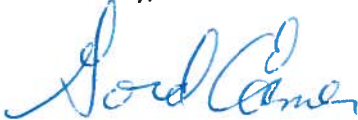
Dear Ms Merkley:

Attached please find comments with respect to the proposed development at 550 King Street West.

The comments are provided as per the Notice of Application for Approval of a Plan of Subdivision and for Amendments to City of Brockville Official Plan and Zoning By-Law. Comments are based on the drawings dated September 10, 2012 and the Planning Rationale Report dated July 16, 2012. While supportive of the development comments with recommendations are provided for considerations prior to final approval.

In addition to comments on the project please accept this letter as written request to be notified of the decision of the City of Brockville in respect to the proposed plan and any related amendments to the Official Plan and Zoning By-Law 194-94.

Yours truly,



Gord Eamer

553 King St. West  
Brockville, ON  
K6V 3T3





## **Submission to the City of Brockville**

### **Proposed Plan of Subdivision, Proposed Amendments to the Official Plan and Proposed Amendments to Zoning By-law 194-94**

**Submitted by: Gord Eamer & Cécile Loiselle, 553 King St. West, Brockville**

**1.0 Introduction:** This submission is being made as owners of 553 King St. West, a residential property located to the south of the development. While in general agreement with the initiative to redevelop the property comments and recommendations are made with respect to details of the current proposal.

The comments were originally to be focussed on Block 14, 15 and 3 as they form the blocks on the south side of the project. However Schedule 3 "Proposed R5 Exception Zone" makes reference to "request that all the uses and zone provisions in the R4 exception zone listed in Schedule B to the Planning Rationale be permitted". The inclusion of the R4 exceptions requires a broader comment due to requests which could apply to the Blocks 14, 15 and 3.

## **2.0 Comments on the Development in General:**

**2.1 Intensification in Use:** The Planning Rationale (the Rationale) prepared by D.G Belfie Planning and Development Consulting Ltd. outlines a number of exceptions. The Rational speaks to the Provincial Policy Statement (PPS) and "New Urbanism" and how the concepts outlined in the development plan are consistent with these documents/theories. While the general concept of the development is supported by the PPS the reduced standards from the existing Zoning By-Laws are not. The PPS sets direction on increased use, in developed areas of the municipality, utilizing existing infrastructure and corridors. The City of Brockville Official Plan, approved February 9, 2012 meets the intent of the PPS by recognizing the

benefits of infilling, the redevelopment of brownfield sites and the designation of the site as Neighbourhood Development. As such the many exceptions should be reviewed not in light of the PPS direction but in light of a request to increase the density within the development in excess of existing standards.

Section 1.1.3.3 of the PPS states “Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated ...”. The definition in the PPS for intensification is:

**Intensification:** means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

The rezoning of the property allowing a residential development meets the requirements of the PPS without any exceptions or increased density over existing standards.

**Recommendation:** Acknowledge that existing City of Brockville Zoning By-laws meet the requirements of the PPS and that the exceptions and higher density are being requested to accommodate the level of development proposed by the developer.

**2.2 Range of Housing:** Section 1.4.3 of the PPS specifies that an appropriate range of housing types and densities should be incorporated into the Official Plan. The Rationale notes a variety of housing types. In reviewing the Rationale however it becomes apparent that all housing types may or may not be provided as outlined in the request for Schedule E. Schedule E requests the inclusion of R4 exemptions to apply to Block 3, 4

and 14 which results in setting both an R4 and R5 zoning for these blocks. While providing the developer the ability to alter the construction based on market pressures it does not allow the municipal plan to be assured of the specific type of residential construction. Further the wide range of construction type impacts negatively on the ability for adjacent property owners to review and make comment on the proposal.

**Recommendation:** Remove the request to include the R4 exception zone on Block 3, 4 and 14 and/or more clearly define the construction type proposed for the property. Failing a clear definition of the construction types it is recommended that the zoning for the property be granted without any exceptions to the current zoning By-laws.

With regards to Block 14 which backs onto existing residential construction the back and side lot setback should take this into consideration. With the variety of construction types proposed in Schedule E, to ensure appropriate development with regards to neighbouring property the minimum setbacks as outlined in current zoning should be maintained.

**Recommendation:** Maintain as a minimum requirement the setbacks included in the current City of Brockville Zoning By-laws.

**2.3 Increased Density:** With regards to Block 14 the request is to allow R4 exception zone as well as an R5 exception zone. From reading the schedules this could include Freehold dwellings on a Private Road with limited setbacks and no indication of the anticipated back lot setback.

**Recommendation:** Maintain back lot setback consistent with existing By-laws with a minimum of 7.5 m.

**Recommendation:** That the City of Brockville completes a review the experience with existing private roads and the associated issues to determine whether private roads are a suitable mix in the development.

Within Schedule D the Maisonette description proposes that the density be altered to allow 99 units/hectare rather than the existing 37 units/hectare.

This is a 160% increase in density. Without further supporting detailed drawings the size of the increase in density is difficult to support and evaluate the impact on surrounding areas and the development in general.

**Recommendation:** Remove the Special Townhouse, Maisonette and Multiple Unit Developments from the R4 Exception Zone as noted in Schedule D and subsequently in Schedule E for the proposed R5 Exception Zone.

### **3.0 Block 14 Multi Residential:**

**3.1 Access to Block 14:** With respect to the development of Block 14 vehicular access to the locations should be from inside the development from proposed street B and E as per the drawing. This maintains the units as part of the “new neighbourhood” and reduces the number of access points to King Street. Further it prevents any direct headlights from a driveway being located directly in front of the existing residential property on King Street.

**Recommendation:** Provide access to the properties in the subdivision through the proposed development thereby limiting access to King Street to the one location at the proposed street A.

**3.2 Buffering:** The requirement for some form of buffer between the building and or parking lot and the street should be provided. The King Street streetscape should incorporate sufficient buffering. This will also ensure that lights and activity in the back of the multi-residential building (or other construction type) does not impact on the residential property to the south. Further buffering at this location will help to block the prevailing south westerly wind improving energy efficiency as defined in the PPS.

**Recommendation:** Provide buffering to the south and west of the property and that landscaping be considered to accommodate.

**3.3 Building Height:** The existing buildings in the area are one or two storey buildings. Further there are residential properties to the west of the proposed site. Limiting the height of the building to 2 or 3 storeys would be more in keeping with the area and reduce the impact on neighbouring residential properties.

**Recommendation:** The building height is restricted to 2 or 3 storeys.

**3.4 Walkways to King Street:** If pedestrian access is to be provided from the multi residential buildings to King Street it should be through proper defined walkways and not parking lots. This will control access, improve security of property and person and can be accommodated as part of the buffering. Walk ways should be situated as to not be directly behind or in front of existing residential lots. A walkway intersecting King Street to the East of 553 King Street would be suitable for a bus stop in the vicinity of Block 15.

**Recommendation:** Utilize walkways for any pedestrian traffic to King St. and locate in a manner to minimize the impact on existing properties.

#### **4.0 Block 15:**

**4.1 Potential Uses:** Block 15 has a mix of commercial and residential use. A review of the allowed uses appears consistent with the location. One use identified as “service and repair shop” should be clarified to ensure it is understood not to be an automobile service or repair shop.

**Recommendation:** Clarify that an automobile service and repair shop is not one of the allowed use.

**4.2 Access:** The commercial property is defined as a neighbourhood commercial property. As such access to the property should be from the new street within the development, not from King Street. This will assist with traffic flow at the corner and better maintain the focus of the businesses on the neighbourhood it has been developed to serve.

**Recommendation:** Access to the commercial site will be from the proposed new street.

## **5.0 Trails:**

**5.1 Brock Trail:** As part of new urbanism, alternate transportation and recreation as part of the community is recommended. The development of the subdivision would be an excellent time to develop the Brock Trail extension. The development at this time could encourage the use of alternate transportation, recreational activity and join other parts of the community to the west end and the new development. Further it would provide block 6 a destination. As a minimum site grading should be undertaken at the time of development to reduce future costs.

**Recommendation:** Develop the Brock Trail to the immediate east of the subdivision to accommodate pedestrian and cycle traffic.

**5.2 Park Trails:** The Rationale outlines the ability to access public transit. The northerly part of the development is within a 10 minute walk of the transit line assuming trails are placed within the park areas. Development of the trails within the park should form part of the development to be consistent with the new urbanism approach suggested for the development. Further the curving nature of the streets make a pathway system advantageous to any walker trying to get to transit or the neighbourhood commercial site without use of a vehicle.

**Recommendation:** Develop paved trails through the park links to accommodate access to transit and the neighbourhood commercial area.