



## Economic Development and Planning Committee

Tuesday, April 4, 2017, 6:00 pm  
City Hall, Council Chambers

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

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### ***PUBLIC MEETING AGENDA***

#### **Item**

- 2 - 9      1.      2017-034-04  
Proposed Amendment to Zoning By-law 050-2014  
414 King Street West, Brockville  
Owner: Lanark Leeds & Grenville Addictions & Mental Health
- THAT Report 2017-034-04 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.*
- 10 - 18      2.      2017-033-04  
Proposed Amendment to Zoning By-law 050-2014  
54, 56, 58 and 60 Pearl Street East, Brockville  
Owners: Iran and Mehrab Saidi
- THAT Report 2017-033-04 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.*

24 March 2017

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 04 April 2017**

2017-034-04

**PROPOSED AMENDMENT TO ZONING BY-LAW**

**050-2014, 414 KING STREET WEST,**

**CITY OF BROCKVILLE**

**OWNER: LANARK LEEDS & GRENVILLE**

**ADDICTIONS & MENTAL HEALTH**

**FILE: D14-018**<sub>(050-2014)</sub>

**DAVID DICK**  
**DIRECTOR OF PLANNING (Acting)**  
**ANDREW MCGINNIS**  
**PLANNER II**

**RECOMMENDED**

THAT Report 2017-034-04 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**

To provide information for purposes of a Public Meeting being held under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 050-2014.

**BACKGROUND**

Mr. Bob Seed, Agent for Lanark Leeds & Grenville Addictions & Mental Health (LLGAMH), owners of lands described as Part Lot 14, Block 59, Plan 67, City of Brockville, County of Leeds, municipal address 414 King Street West (as shown on **Schedule "A"**), has submitted an application for an amendment to Zoning By-law 050-2014. The application, if approved, would rezone the subject lands from R3-General Residential Zone to R3-General Residential Special Exception Zone to permit the construction of a four (4) unit apartment building with reductions to Lot Area, Lot Frontage, Interior Side Yard requirements and parking from the required five (5) spaces to four (4) spaces. In addition, permission is being requested to stack the required parking spaces within the driveway, relief from providing curbing in the parking area and to locate two (2) of the required parking spaces within the front yard.

The subject lands previously contained a single detached dwelling, used as a five (5) room Group Home. Due to unforeseen circumstances the existing building became untenable and was subsequently demolished. A rezoning application has been filed for reconstruction of the site with a different dwelling design/tenure than previously existed. **Schedule "B"** attached is a proposed floor plan and elevation plan. Photos of the subject property are attached as **Schedule "C"** and the proposed Special Exception requests are shown in RED on **Schedule "D"** attached to this report.

2017-034-04  
 Proposed Amendment to Zoning By-law 050-2014  
 414 King Street West, City of Brockville  
 Owners: Lanark, Leeds & Grenville Addictions & Mental Health  
 File: D14-018 (050-2014)

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## ANALYSIS

### Zoning and Official Plan Information:

Official Plan Designation: "Neighbourhood Area" within the "Mixed Use Corridor"  
 Existing Zoning: R3 - General Residential Zone  
 Requested Zoning: R3 - General Residential Special Exception Zone

### Site Characteristics:

Total Area:	960.90 m <sup>2</sup>
Frontage – King Street West:	16.45 m
Frontage – Cedar Lane	19.39 m
Proposed Depth – Residential (Average):	55.90 m

### Surrounding Land Use:

North: The lands to the north are zoned R3 - General Residential Zone, are occupied by single detached dwellings.  
 East: The land to the east is zoned R3 – General Residential Zone and are occupied by single detached dwellings.  
 South: The lands to the south (across King Street) are zoned R3 – General Residential Zone and occupied by single detached dwellings.  
 West: The lands to the West are zoned R3 – General Residential Zone and are occupied by single detached dwellings.

### Comments Received are summarized below.

1. Steve Allen, Supervisor of Engineering, Environmental Services Department:
  - Not in favor of application; large lot that could possibly have proposed building oriented differently to meet setbacks and parking issues on site.
  - Unobstructed parking is recommended
  - There is no on-street parking available on the north side of King Street W in front of this property for visitors, care workers or residents
  - Specialized transportation vehicles will have to stop on King Street W in the driving lane should residents require their services
  - Investigate parking in rear of building; possibly use Cedar Place for access
  - Different building designs could eliminate variances for all setbacks
  - Curbing is recommended for this type of development
2. Conal Cosgrove, Director of Operations, Operations Department:
  - No concern with the application
3. Brent Caskenette, Chief Building Official, Planning Department:
  - No concerns

4. Matt Tyo, Fire Prevention Officer, Brockville Fire Department:
  - No concerns
5. Leeds, Grenville & Lanark District
  - No concern with the proposal
6. Allison Sadler, Enbridge Gas Distribution:
  - No concerns

Potential Issues for Discussion:

1. Parking (location and stacking).
2. Compatibility of proposed use within the neighbourhood.
3. Urban design compatibility/building design.
4. Visitor parking availability.
5. Appropriateness of proposed layout.
6. Potential use of access and parking from Cedar Lane.

**POLICY IMPLICATIONS:**

The contents of Report 2017-000-00 are provided for information purposes for the Public Meeting. Following the Public Meeting, Planning Department Staff will prepare a Report which will include review and consideration of applicable policies that are relevant to the requested amendment.

**FINANCIAL CONSIDERATIONS:**

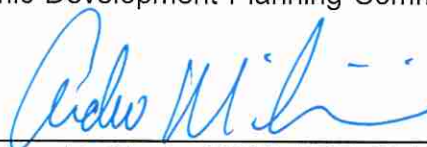
A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, including all applicable fees. The owner is responsible for all costs associated with the application and redevelopment of the site.

**CONCLUSION**

A Report on this matter, 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.



David Dick, CPA, CA  
Director of Corporate Services and  
Director of Planning (Acting)

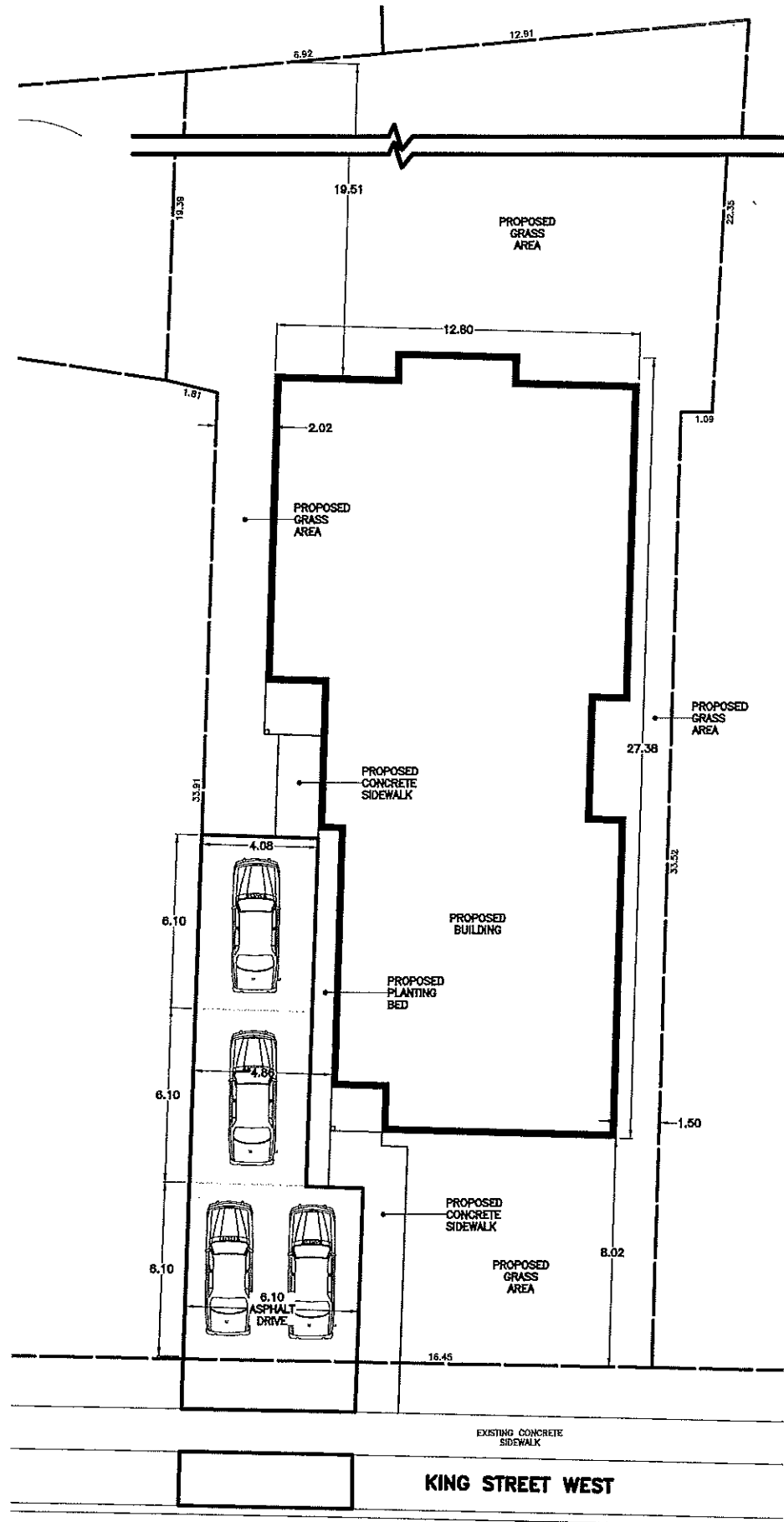
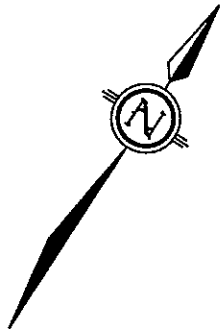


Andrew McGinnis, MCIP, RPP, Dipl.M.M.



Bob Casselman  
City Manager

# SCHEDULE "A" TO REPORT 2017-034-04



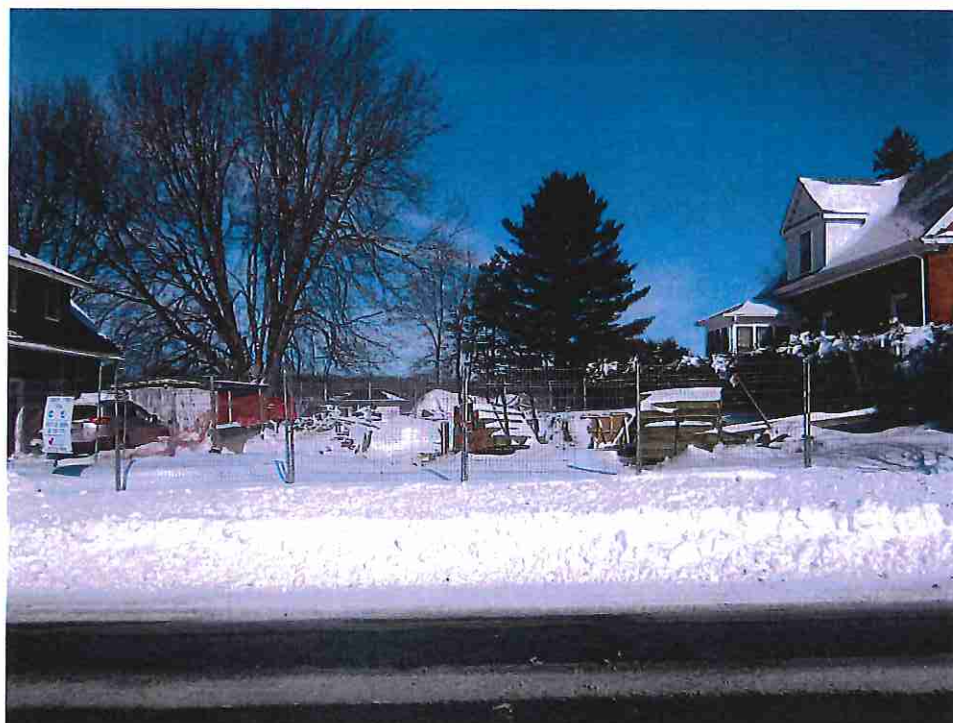
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WEST ELEVATION

**FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
3252 SQ.FT.



## SCHEDULE "C" TO REPORT 2017-034-04







# SCHEDULE "D" TO REPORT 2017-034-04

ZONE REQUIREMENTS	EXISTING/REQUIRED	PROPOSED
Lot Area	1000.0 m <sup>2</sup>	960.9 m <sup>2</sup>
Lot Frontage	25.0 m	16.45 m
Interior Side Yard (West)	5.0 m	2.02 m
Interior Side Yard (East)	5.0 m	1.5 m
Parking Spaces Required	5.0 m	4.0 m
Parking Area Surface	Hard surfaced and curbed	No curbing requested
Parking Area Location		Front Yard Parking Requested
Parking Area Access		Stacking Requested

23 March 2017

**REPORT TO THE ECONOMIC DEVELOPMENT PLANNING COMMITTEE – PUBLIC MEETING – 04 April 2017**

**2017-033-04**

**PROPOSED AMENDMENT TO  
ZONING BY-LAW 050-2014  
54, 56, 58 AND 60 PEARL STREET EAST  
CITY OF BROCKVILLE  
OWNERS: IRAN AND MEHRAB SAIDI  
FILE: D14-019<sub>(050-2014)</sub>**

**DAVID DICK  
DIRECTOR OF PLANNING (Acting)  
ANDREW MCGINNIS  
PLANNER II**

**RECOMMENDED**

THAT Report 2017-033-04 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**

To provide information for purposes of a Public Meeting being held under the Planning Act respecting an Application for Amendment to City of Brockville Zoning By-law 050-2014.

**BACKGROUND**

Mr. Youko Leclerc-Desjardins, Fotenn Consultants Inc., acting on behalf of Iran and Mehrab Saidi, Owners of lands described as Part of Lot 48 and 49, Block 22, Plan 67, City of Brockville, County of Leeds, municipal addresses 54, 56, 58 and 60 Pearl Street East (as shown on **Schedule "A"**), has submitted an application for amendment to Zoning By-law 050-2014 which would, if approved, rezone the subject lands to establish two (2) separate special exception zones to permit the existing single detached dwelling, semi-detached dwelling and commercial building located on the property to be severed to re-establish four (4) separate original lots as well as establish appropriate zone provisions (lot areas, lot frontages, building setbacks, parking and open space percentages) based on existing conditions.

Over multiple years 1995, 2005 and 2007, the properties were purchased separately by the Saidi's. Due to the properties being purchased under the same ownership, they have merged and are now considered one parcel of land under land registry. The owners intend to sever the property to provide for freehold ownership of each of the four (4) buildings; however, this is presently precluded because of the current zoning on the subject property. There are also multiple existing encroachments that are being requested to be recognized through this process. Staff will discuss the encroachments in a recommendation report back to Committee at a future meeting.

2017-033-04  
 Proposed Amendment to Zoning By-law 050-2014  
 54, 56, 58 and 60 Pearl Street East, City of Brockville  
 Owners: Iran and Mehrab Saidi  
 File: D14-019 (050-2014)

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## ANALYSIS

### Zoning and Official Plan Information:

Official Plan Designation:	Neighbourhood Area within the Mixed Use Corridor
Existing Zoning:	R4 - General Residential Zone, in part, and C1-2 – Local Commercial, Special Exception Zone, in part
Requested Zoning:	R4 - General Residential, Special Exception Zone and C1 – Local Commercial Special Exception Zone

The Special Exception provisions requested are shown in **RED** on **Schedule "B"** attached to this Report.

### Site Characteristics:

Total Area:	909.1 m <sup>2</sup>
Frontage – Pearl Street East:	30.6 m
Proposed Depth – Residential (Average):	18.75 m
Proposed Depth – Commercial (Park Street):	30.3 m

The subject land currently contains one (1) single detached dwelling, one semi-detached dwelling and a commercial building with a residential unit above and a rear garage (total of four (4) dwelling units and two (2) commercial units (salon and fast food restaurant)). A site visit was conducted by Andrew McGinnis on 1 March 2017. Photos of the subject property are attached as **Schedule "C"** to this report.

### Surrounding Land Use:

North:	The land to the north is zoned R4 - General Residential Zone, and occupied by a semi-detached dwelling.
East:	The land to the east (across Part Street) is zoned R4 – General Residential Zone and is occupied by a multiple unit residential building.
South:	The land to the south (across Pearl Street) is zoned R4 – General Residential Zone and are occupied by a multiple unit residential building and a single detached dwelling.
South-East:	The land to the south-east (kiddy corner to the subject lands) is zoned OS – Open Space Zone and occupied by Victoria Park.
West:	The lands to the west are zoned R4 – General Residential Zone and are occupied by single detached dwellings.

### Comments Received are summarized below.

- Steve Allen, Supervisor of Engineering, Environmental Services Department:
  - Not opposed to the application as it is being re-established to its original orientation but have the following items that should be addressed:
    - Proximity of the proposed lot lines between properties may make it very difficult to perform maintenance should individual properties be sold.
    - Should the ownership of these lots change and drainage issues occur

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between owners they may become quite difficult to address due to minimal offset distances between buildings. Snow or ice removal for positive drainage between buildings may have to be addressed in any sale agreement.

- All dwellings are presently serviced by sanitary sewer through the rear laneway, if severed an easement would be required on title. However, sewer stubs were installed at the front of the dwellings on Pearl Street for future servicing should they elect to connect now the sewer easement could be eliminated.

2. Conal Cosgrove, Director of Operations, Operations Department:
  - No concern with the application.
3. Brent Caskenette, Chief Building Official, Planning Department:
  - No concerns.
4. Greg Healy, Chief Fire Prevention Officer, Brockville Fire Department:
  - No concerns at this time.
5. Allison Sadler, Enbridge Gas Distribution
  - No objection.

#### Potential Issues for Discussion:

1. Appropriateness of proposed Special Exception Zones.
2. Appropriateness of proposed severances.
3. Options to service from Pearl Street.
4. Parking.
5. Access to rear yards.

#### **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 which will include review and consideration of policies that are relevant to the requested amendment.

#### **FINANCIAL CONSIDERATIONS:**

A complete application for amendment to City of Brockville Zoning By-law 050-2014 has been received, along with the applicable applications for consent to sever, including all applicable fees. The applicant is responsible for all additional financial requirements associated with or after the application.

#### **CONCLUSION**

A Report on this matter, including a detailed analysis of the proposed amendment, review

2017-033-04  
Proposed Amendment to Zoning By-law 050-2014  
54, 56, 58 and 60 Pearl Street East, City of Brockville  
Owners: Iran and Mehrab Saidi  
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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.



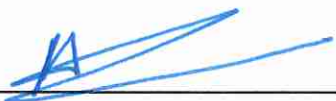
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David Dick, CPA, CA  
Director of Corporate Services and  
Director of Planning (Acting)



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Andrew McGinnis, MCIP, RPP, Dipl.M.M.  
Planner II



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B. Casselman  
City Manager



1. THE INFORMATION PROVIDED ON THIS SURVEY COMPLETES WITH SECTION 1001 & (7) SUCH THAT THE COORDINATES ARE ACCURATE, AT THE 95% CONFIDENCE LEVEL, TO 0.05 METERS OF URBAN AREAS.
2. COORDINATES HAVE BEEN DIRECTLY OBSERVED USING GPS:
  - REAL TIME NETWORK (RTN) COORDINATES FROM A LENA NETWORK
3. DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND NOT CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE CORRECTION FACTOR OF 0.99919

1. BEARINGS ARE UTM GRID DERIVED FROM GPS - FREEZE POINT POSITION OBSERVATIONS ON MONUMENTS OGN-1 AND OGN-2, HAVING A GRID BEARING OF 171°10'W, K14341 (S) AND ARE REFERRED TO THE CENTRAL MERIDIAN UTM ZONE 18 (17°30')
2. TIGHT STANDARD (HIGH BASIS) (S) WERE USED AS A POLYCHROMATIC OVERLAY
3. DISTANCES AND COORDINATES ILLUSTRATED ON THIS PLAN ARE IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

REVISIONS		
BEARINGS ARE WITH GRID DERIVED FROM GPS - REFERENCE POINT POSITIONS OBSERVATIONS. FOR BEARING COMPARISONS A ROTATION FACTOR WAS CONSTANT TO WITHIN READING, AS NOTED BELOW		
PLAN ID.	BEARING ROTATION	DIRECTION
F1	02956"	CLOCKWISE
F2	02832"	CLOCKWISE

ALL COORDINATES ARE IN METRES, ARE RELATED TO UTM ZONE 18 (E) 1984  
NAD83 CASE AND HAVE A RELATIVE ACCURACY TO MEET THE REQUIREMENTS  
OF THE AREA AT A 95% CONFIDENCE LEVEL. OBSERVED REFERENCE POINT

POINT ID.	POINT DESC.	NORTHING (N)	EASTING (E)
CHP #1	167833	4388175.850	445
CHP #2	13737433	4388201.500	445

THE COORDINATES ILLUSTRATED CANNOT, THEMSELVES, RE-  
NE-ESTABLISH THE CORNERS OR BOUNDARIES NEEDED ON THIS P

[illegible]

I CERTIFY THAT:


1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF MAY, 2015.

FEBRUARY 24, 2015.

W. S. COLLETT  
ONTARIO LAND SURVEYOR



**COLLETT SURVEYING**  
ONTARIO LAND SURVEYORS  
1000 HWY 7 EAST UNIT 10 - RICHMOND HILL, ONTARIO

	STATE #202, 31 BANGS ST. E. - BROOKVILLE, OHIO 44801 TEL: 419-362-2871 OR 1-800-267-4493 E-MAIL: collette@surveysjnc.co VISIT OUR WEB SITE AT WWW.COLLETESURVEYING.CO		
MAP CHECK W.C.	P.T.Y. CH. R.M.	DRAWN BY J.C.	

ENCROACHMENT DETAILS				SITE STATISTICS #54 PEARL ST.		SITE STATISTICS #58 PEARL ST.		SITE STATISTICS #58 PEARL ST.		SITE STATISTICS #60 PEARL ST.	
PROPERTY	FEATURE ENCROACHING	TOTAL AREA OF FEATURE	AREA OF ENCROACHMENT	EXISTING	REQUIRED	EXISTING	REQUIRED	EXISTING	REQUIRED	EXISTING	REQUIRED
16 PEARL ST.	FRAME PORCH ONTO PEARL STREET	1.8 sqm	1.8 sqm	3.6 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m
16 PEARL ST.	16' SIDE WALK ONTO PEARL STREET	1.0 sqm	1.0 sqm	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m
16 PEARL ST.	FRAME PORCH ONTO PEARL STREET	1.0 sqm	1.0 sqm	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m
16 PEARL ST.	CONCRETE WALK ONTO PEARL STREET	1.0 sqm	1.0 sqm	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m
16 PEARL ST.	TOURS & LANDSCAPE ONTO PEARL STREET	1.0 sqm	1.0 sqm	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m
58 PEARL ST.	CONCRETE PAVEMENT ONTO PEARL STREET	1.0 sqm	1.0 sqm	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m	1.0 m x 1.0 m
				0.0 m x 0.0 m							



## SCHEDULE "B" TO REPORT 2017-033-04

54 Pearl Street East - Single - R4		
	Required Zoning By-law 050-2014	54 Pearl Street East (Proposed)
Minimum Lot Area	360.0 m <sup>2</sup>	190.2 m <sup>2</sup>
Minimum Lot Frontage	12.0 m	10.79 m
Minimum Front Yard	8.0 m	1.19 m
Minimum Front Yard to a Porch, Step or Deck	6.5 m	0.0 m (encroachment)
Minimum Interior Side Yard (east)	1.2 m	0.0 m (encroachment)
Minimum Rear Yard	7.5 m	5.58 m
Minimum Landscaped Space	40%	27.4%
Minimum Parking Required	2	1

56 and 58 Pearl Street East - Semi - R4			
	Required Zoning By-law 050-2014	56 Pearl Street East (Proposed)	58 Pearl Street East (Proposed)
Minimum Lot Area	270.0 m <sup>2</sup>	122.0 m <sup>2</sup>	109.4 m <sup>2</sup>
Minimum Lot Frontage	9.0 m	6.1 m	5.5 m
Minimum Front Yard	8.0 m	1.78 m	1.8 m
Minimum Front Yard to a Porch, Step or Deck	6.5 m	0.0 m (encroachment)	0.0 m (encroachment)
Minimum Interior Side Yard (west)	1.2 m - unless common 0.0 m	0.63 m	N/A
Minimum Interior Side Yard (east)	1.2 m - unless common 0.0 m	0.0 m	0.0 m (encroachment)
Minimum Rear Yard	7.5 m	3.2 m	3.2 m
Minimum Landscaped Space	30%	22.4%	0.0%
Minimum Parking Required	2	0	0
Minimum Rear Yard to a deck	3.75 m	2.0 m	2.0 m

60 Pearl Street East - Commercial Unit - C1		
	Required Zoning By-law 050-2014	60 Pearl Street East (Proposed)
Minimum Lot Area	500.0 m <sup>2</sup>	487.5 m <sup>2</sup>
Minimum Lot Frontage	15.0 m	8.1 m
Minimum Front Yard	7.5 m	1.8 m
Minimum Front Yard to a Porch, Step or Deck	6.0 m	0.0 m
Minimum Interior Side Yard (west)	2.0 m	1.1 m
Minimum Exterior Side Yard	4.5 m	0.56 m (building) 0.0 (landings and stairs)
Minimum Interior Side Yard to an accessory structure	1.2 m	0.0 m
Minimum Rear Yard to an accessory structure	1.2 m	0.0 m
Minimum Landscaped Space	15%	7.2%
Total Parking Required	12.0 spaces	8 spaces

**SCHEDULE "C" TO REPORT 2017-033-04**







