



Economic Development & Planning Committee

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

Committee Members

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

Areas of Responsibility

Economic Development
Planning
DBIA
Heritage Brockville
Museum Board
Library Board
Arts Centre
Chamber of Commerce
Tourism

PUBLIC MEETING AGENDA

Page

ITEM

3-16

1. 2011-086-09
Proposed Plan of Subdivision
Part Lot 13 and Part of Part 1
Reference Plan 28R-12528
(WILDWOOD CRESCENT – PHASE II)
Owner: Spring Valley Homes Ltd. (Michael Veenstra)
Agent: Collett Surveying Ltd. File: 08T-955001(D)

30 August 2011

**REPORT TO ECONOMIC DEVELOPMENT PLANNING COMMITTEE - PUBLIC
MEETING – 06 SEPTEMBER 2011**

2011-086-09

**PROPOSED PLAN OF SUBDIVISION
PART LOT 13 AND PART OF PART 1
REFERENCE PLAN 28R-12528
CITY OF BROCKVILLE
(WILDWOOD CRESCENT – PHASE II)
OWNER: SPRING VALLEY HOMES LTD.
(MICHAEL VEENSTRA)
AGENT: COLLETT SURVEYING LTD.
FILE: 08T-955001(D)**

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

RECOMMENDATION:

THAT Report 2011-086-09 be received as information and that a report on this matter be prepared by staff for consideration of the Environment Planning Development Committee at a future meeting for recommendation to Council.

OUTLINE OF PROPOSAL:

Collett Surveying Ltd., acting as Agent for Spring Valley Homes Ltd., Owner of lands described as Part of Lot 13 and Part of Part 1, R.P. 28R-12528, City of Brockville, County of Leeds, has made application for a proposed Plan of Subdivision to develop a residential subdivision.

The subject lands were the subject of a previously approved draft plan of subdivision that lapsed in October 2009.

The subject lands are located on the south side of Beley Street. The proposed Plan of Subdivision indicates the creation of thirty (30) single detached residential dwelling units, one (1) public street and one Block (1) to accommodate a storm easement and public walkway to provide public access from Wildwood Crescent through to Dana Street Park, a public park with additional existing access from Dana Street, Colonel Douglas Crescent and Row Place. All development will be on the continuation of the existing Wildwood Crescent which is in turn accessed from Beley Street. All residential lots have frontage on the proposed new street. A sketch showing the lands which are the subject of the application and how they interconnect with the existing portion of Wildwood Crescent is attached to this report as **Schedule "A"**. The subject lands are currently vacant.

Proposed Plan of Subdivision**Part of Lot 13 and Part of Part 1, R.P. 28R-12528, City of Brockville****Owner: Spring Valley Homes Ltd. (Michael Veenstra)****Agent: Collett Surveying Ltd.****File: 08T-955001(D)**

Official Plan and Zoning Information:

Official Plan Designation_(existing): Residential (no change required)
Official Plan Designation_(adopted June 14, 2011): Neighbourhood Area (no change required)

Existing Zoning: H1-R2 Zone (no change requested)
H1-R3-X8-1 Zone (no change requested)

The H1 Prefix refers to the need to ensure full municipal services.

The R3-X8-1, initiated in 1997, which applies to the current application are summarized as follows:

"R3-X8-1 Zone

The uses permitted in the R3-X8-1 Zone shall be limited to single unit dwellings and semi-detached dwellings only."

The minimum lot frontage, within the R3-X8-1 Zone, for single unit dwellings shall be 15.2 metres (50 feet) and for semi-detached dwellings shall be 21.3 metres (70 feet)."

An excerpt from City of Brockville Zoning By-law 194-94, as amended, showing current zoning on the subject land and surrounding zoning and street patterns has been attached to this report as **Schedule "B"**.

Site Characteristics:

The subject land is the extension of the existing portion of Wildwood Crescent, subdivision currently under development, and represents the completion of the crescent.

The land is relatively level and has extensive disturbance dating from blasting and clearing operations associated with Wedgewood Crescent-Phase I development. Remaining vegetation is primarily located on the perimeter of the area.

Total Area: 2.2623 Hectares/22623.0 m² (5.59 acres)
General Shape: rectangular

Surrounding Land Use:

- North: R3-General Residential Zone occupied by semi-detached dwellings fronting on Beley Street.
- West, East, south-east: R2-Single Unit Residential Zone occupied by single detached dwellings fronting on Beley Street.
- South-west: O.S.-Open Space Zone occupied by Dana Street Park.

Easement:

A storm sewer is located on Block 'A'. Block 'A' will also accommodate a sidewalk leading from the extension of Wildwood Crescent to Dana Street Park.

Comments Received to-date (29 August 2011): (Schedule "C")

1. C. Cosgrove, Director of Operations (*Memo dated August 24, 2011*)

"The Operations Department has the following comments concerning the Draft Subdivision dated August 5, 2011, submitted by Collett Surveying Ltd.

In addition to being part of a storm easement, as noted on the plan, Block 'A' must also allow for a walkway to connect Wildwood Crescent to the Dana Street park. The walkway is to be constructed at the developers expense."

2. Steve Allen, C.E.T., Engineering Technologist (*Memo dated August 19, 2011*)

"The Environmental Services Department has reviewed the request for subdivision approval dated August 11, 2011 and does not have any concerns with the application."

3. Chief John Gardiner, Brockville Police Service (*Memo dated August 16, 2011*)

"No concerns."

4. Randy Burke, CFPO, Brockville Fire Department (*Memo dated August 30, 2011*)

"After reviewing the plans for the above-noted project, please be advised that further information is required to provide comments (location of existing and proposed hydrants)."

Proposed Plan of Subdivision**Part of Lot 13 and Part of Part 1, R.P. 28R-12528, City of Brockville****Owner: Spring Valley Homes Ltd. (Michael Veenstra)****Agent: Collett Surveying Ltd.****File: 08T-955001(D)**

5. John La Chapelle, MCIP, RPP, Manager-Development and Municipal Services Ontario- Bell, (*letter dated August 24, 2011*)

Comments to follow.

Follow-up telephone call to Bell confirmed comments would be provided within the next one to two weeks.

6. Mark VanTol, Distribution Planner, Hydro One Networks Inc., (*e-mail dated August 29, 2011*)

"...defer system analysis until the request for design is presented to my group."

7. Christie MacIsaac, Environmental Planner - CRCA, (*see letter dated August 29, 2011*)

No objection subject to review and approval of final drawings, including lot grading and drainage plan, sediment erosion control plan and detailed stormwater management plan.

8. Peter Hebert, Water Resources Technician-CRCA (*see e-mail dated August 24, 2011*)

Concerns regarding storm easement and lot grading and drainage plan/servicing plan and profile drawings.

9. William D. Hamblen, Resident 42 Wildwood Crescent (*see attached letter undated letter*)

Concern regarding timing for development of pedestrian access to Dana Street Park.

10. Helen Rudl, Resident 84 Beley Street (*see attached letter dated August 18, 2011*)

See attached letter.

Potential Issues for Discussion:

1. Appropriateness of proposed development of single detached dwellings.
2. Layout and future maintenance of street.
3. Timing for construction of pedestrian access from the proposed new public street to Dana Street Park.

2011-086-09

Page 5

Proposed Plan of Subdivision

Part of Lot 13 and Part of Part 1, R.P. 28R-12528, City of Brockville

Owner: Spring Valley Homes Ltd. (Michael Veenstra)

Agent: Collett Surveying Ltd.

File: 08T-955001(D)



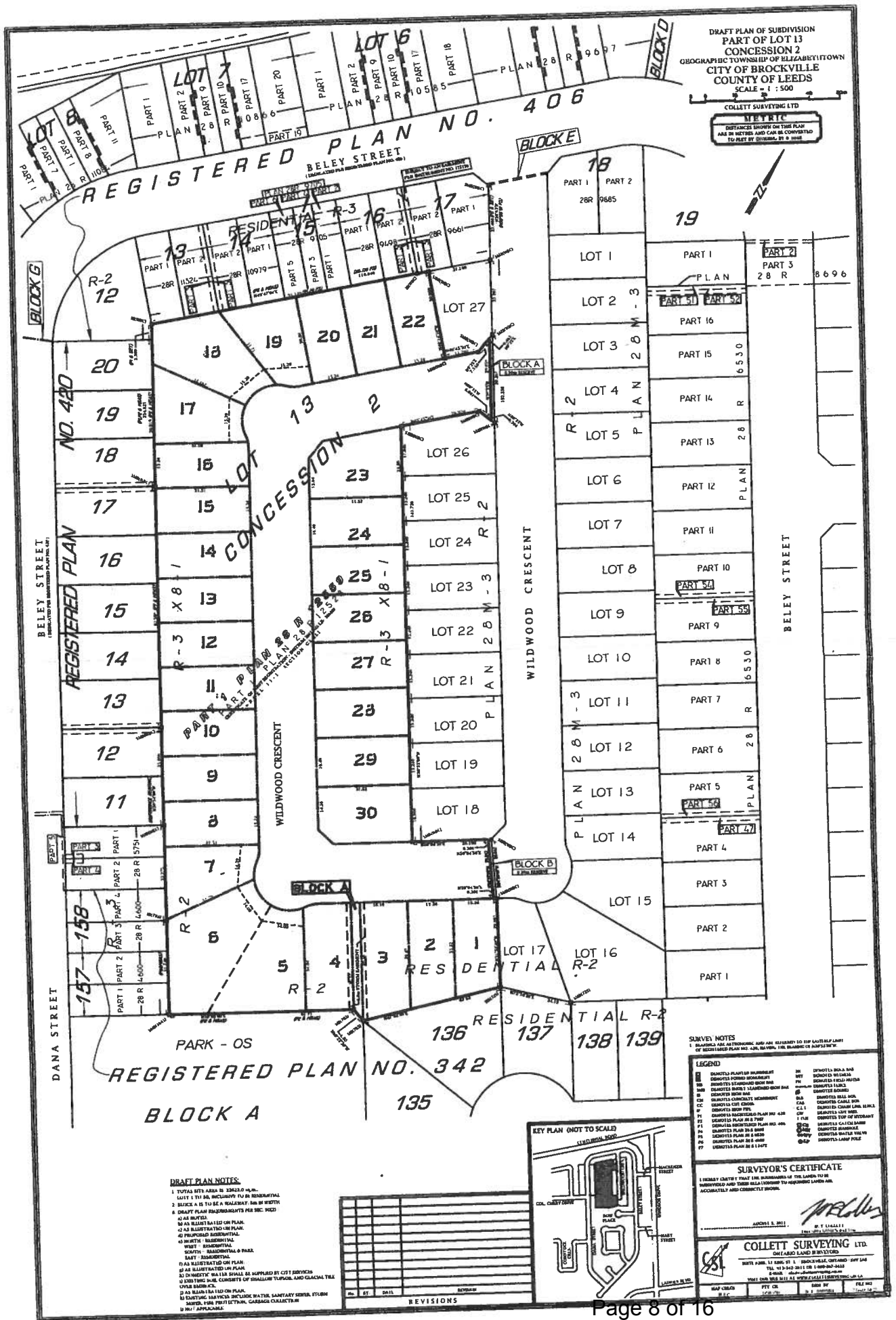
B. Casselman
City Manager



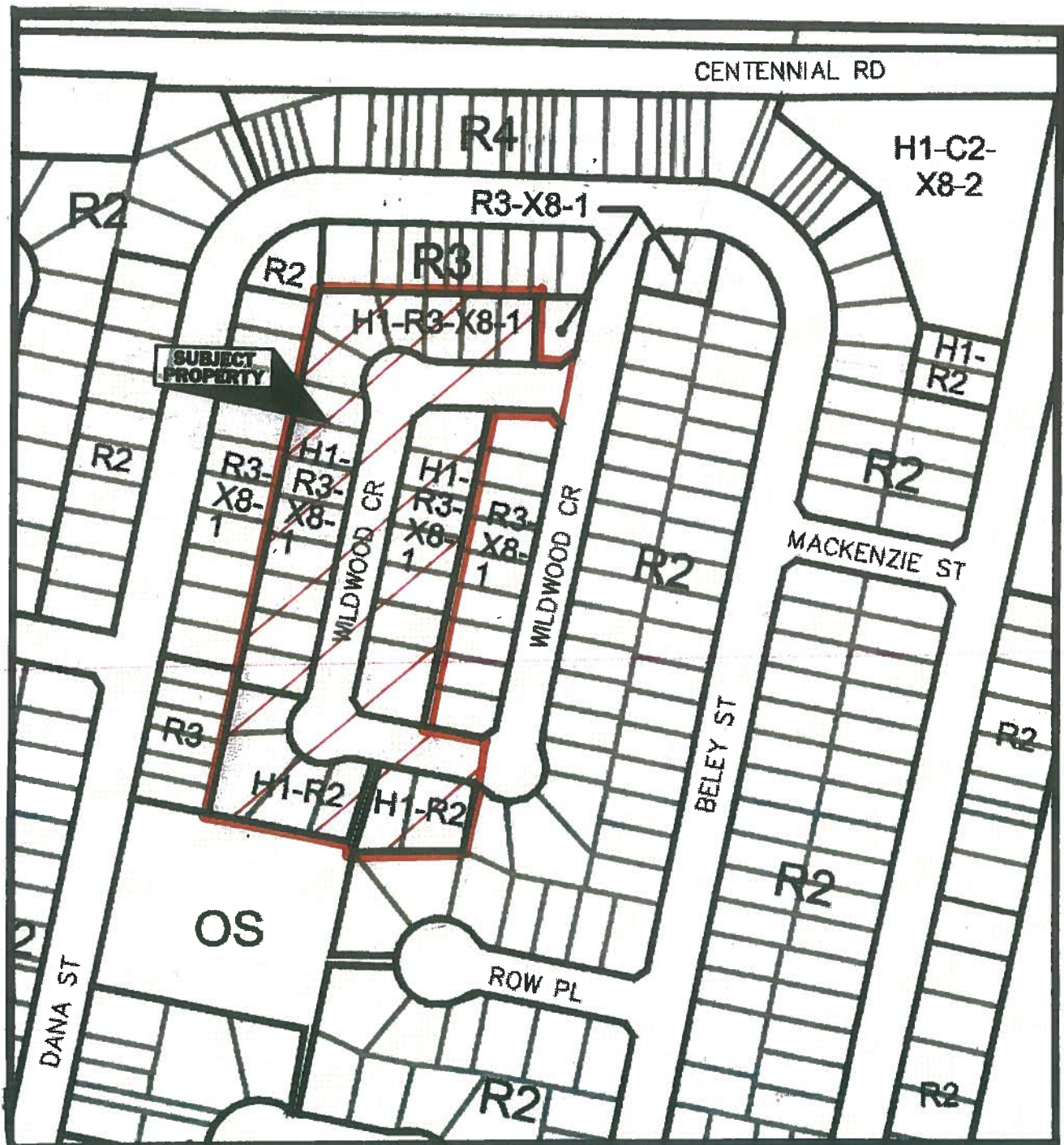
M. Maureen Pascoe Merkley
Director of Planning



J. Faurschou
Planner I

SCHEDULE "A" TO REPORT 2011-086-09

SCHEDULE "B" TO REPORT 2011-086-09



Excerpt from: Plate "A" to City of Brockville Zoning By-law 194-94, as amended



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

August 24, 2011

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

Attention: Jonathan Faurschou

Dear Sir/Madam:

RE: Draft Plan of Subdivision
Wildwood Cres
Your File No: 08T-955001(D)
Bell File No: 46845



Thank you for your letter of August 11, 2011 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

John La Chapelle, MCIP, RPP
Manager - Development & Municipal Services, Ontario

Jon Faurschou

From: Mark.VanTol@HydroOne.com
Sent: Monday, August 29, 2011 10:28 AM
To: Jon Faurschou
Subject: Brockville subdivisions

Hi Jon,

As discussed, my group typically looks at the impact of subdivisions only once a submission has been made to request an electrical design. The principle reason for this is that any system upgrades that may be required are issued in a reactive manner, and for the most part are not proactive. The only proactive changes we make are instances where the demonstrated growth of a municipality is unusually rapid.

If you have any subdivision proposals that could be considered unusually large, I have no issue providing comment up front. Otherwise, my preference is to defer any system analysis until the request for design is presented to my group.

I hope that helps clarify things. If you have any additional questions, please feel free to contact me for further clarification. I'd be happy to help if I can.

Regards,

Mark van Tol
Distribution Planner
Hydro One Networks Inc.
Desk: 705-719-5703
Cell: 705-346-0575



From: Jon Faurschou [<mailto:jfaurschou@brockville.com>]
Sent: Monday, August 29, 2011 10:00 AM
To: VAN TOL Mark
Subject: FW: test

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CATARAQUI REGION CONSERVATION AUTHORITY

1641 Perth Road, P.O. Box 160 Glenburnie, Ontario K0H 1S0

Phone: (613) 546-4228 Fax: (613) 547-6474

E-mail: crca@cataraquiregion.on.ca Website: www.cataraquiregion.on.ca

August 29, 2011

File: SUB/BR

Sent by Email

Mr. Jonathan Faurschou
Planner
City of Brockville – Planning Department
One King Street West
Brockville ON K6V 7A5

Dear Mr. Faurschou:

**Re: Application for Subdivision Approval (08T-95501D)
Wildwood Crescent, Phase II
City of Brockville
Waterbody: Buells Creek**



Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for subdivision approval and offer the following comments for the consideration of the City and for action/response by the applicant. The following information was reviewed by staff:

- Draft Plan of Subdivision of Part of Lot 13, Concession 2, Part of Part 1, Reference Plan 28R-12528, Geographich Township of Elizabethtown, City of Brockville, County of Leeds; prepared by Collett Surveying Ltd., dated August 5, 2011.

Summary of Proposal

The draft plan of subdivision is a resubmission of a previous approved draft plan of subdivision that lapsed in October 2009. An application for subdivision approval has been re-submitted with respect to the subject lands for the development of thirty (30) single detached dwelling units on the undeveloped portion of Wildwood Crescent. The application states that no changes are being proposed from the previously approved draft plan of subdivision.

The subject property is south of Centennial Road, west of Beley Street and east of Dana Drive. The subject property is approximately 5.9 acres and is currently vacant. The property is designated 'Residential' in the City of Brockville Official Plan and zoned 'H1-R3-X8-1' and 'H1-R2' in the implementing Zoning By-law.

Discussion

The main interest of the CRCA with respect to the present application is the adequate provision of stormwater management. CRCA staff request to review the following documents upon their completion:

- Grading and Drainage Plan
- Stormwater Management Plan
- Erosion and Sediment Control Plan

Mr. Jonathan Faurschou (DPA 08T-95501D – Wildwood Crescent)
August 29, 2011

SUB/BR

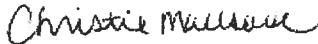
Recommendation

Staff have no objection to the approval of application 08T-95501D provided that the following are required as a condition of draft plan approval, to be fulfilled prior to final approval of this subdivision:

1. That a **lot grading and drainage plan** and a **sediment and erosion control plan** be completed and approved to the satisfaction of the City of Brockville ('City') and the Cataraqui Region Conservation Authority ('CRCA'), and be included in the Subdivision Agreement between the Owner and the City.
2. That a **detailed stormwater management plan** be prepared by a qualified Professional Engineer and approved to the satisfaction of the City and the CRCA, and that appropriate text to implement its findings be included in the Subdivision Agreement.

If there are any questions about the above, please contact the undersigned at 613-546-4228 extension 236 or by e-mail at macisaac@cataraquiregion.on.ca.

Yours truly,



Christie MacIsaac BSc, MPI
Environmental Planner

Cc: Brent Collett – Collett Surveying Inc. (Applicant), via email

Jon Faurschou

From: Peter Hebert [phebert@cataraquieregion.on.ca]
Sent: Wednesday, August 24, 2011 1:45 PM
To: Jon Faurschou
Cc: 'Christie MacIsaac'
Subject: [This May Be Spam] Wildwood Cres. Phase II

Importance: Low

Hi Jonathan,

I was just looking over the recently submitted Draft Plan of Subdivision drawing by Collett Surveying dated August 5, 2011.

The plan does not include a storm easement that was shown on the last drawing the CRCA was circulated (2005). The storm easement was located between Lots 43 and 44 on the 2005 plan or Lots 6 and 7 on the new plan.

Have revised Lot Grading and Drainage Plan/Servicing Plan and Profile Drawings been submitted with the new application? If not will the City of Brockville be requiring these due to the revision?

Thanks,

Peter

Peter Hebert, EIT
Water Resources Technician
Cataraqui Region Conservation Authority
1641 Perth Road, P.O. Box 160
Glenburnie ON, K0H 1S0
phone: (613) 546-4228 ext. 284
fax: (613) 547-6474

~~Untitled~~

42 Wildwood Cres.,
Brockville, Ont.,
Aug. 22, 2011.

Planning Committee,

Re-File 08T-955001(D)
Wildwood Cres. Phase 2.

Dear Members,

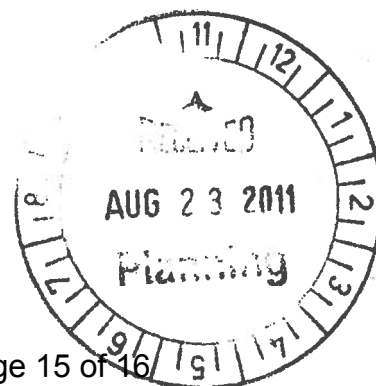
My concern here is that a walk way to green space (park) be completed at the beginning of this development ,not at the end.

I am sure everyone on the planning committee wants us to have access to a green space.

Sincerely,



William D. Hamblen



Aug 18 / 20 11.

Director of Planning Department

Dear Sir;

On Aug. I received a notice
that on Wildwood Crescent that
Spring Valley Homes

Are planning on building 30 single
detached homes.

Now I am sorry to say I am
not in favor of these detached
homes. begin build.

What myself and my sons
expected would be private homes
begin build on that property.

Your Truly.

Helen Rudl.

Beley St.

Brockville
Ont.

