

Minutes

Planning Advisory and Hearing Committee

Meeting Type: Special
Meeting ID: 2014-07
Meeting Date: Mon October 06, 2014 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9
Chair: CN=Glen G Grant/OU=CITYHALL/O=CityCornwall
Prepared By: Ely Daniels, Administrative Assistant

Attendance Committee Members:

André Rivette, Councillor
Bernadette Clément, Councillor
Glen Grant, Councillor
Syd Gardiner, Councillor
David Murphy, Councillor
Denis Carr, Councillor
Denis Thibault, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Gerald E. Samson, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning Division
Ely Daniels, Administrative Assistant
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, Manager, Economic Development
Maureen Adams, General Manager, Financial Services
Stephen Alexander, General Manager, Planning, Parks and Recreation

Regrets:

Bob Kilger, Mayor

Attendance Media:

Greg Peerenboom, Cornwall Standard Freeholder
Ed Allard, Seaway News

Attendance Public:

Patrick Clarke, Waterfront Committee Member

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chairman Glen Grant called the meeting to order at 7:00 p.m.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: André Rivette, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 September 15, 2014 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No.2014-06) of Monday, September 15, 2014 be approved as presented.

Moved By: Elaine MacDonald, Councillor
Seconded By: Maurice Dupelle, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

None

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Ken Bedford advised there was no public notice required since there were no public meeting items under the Planning Act, however, there were two ongoing items that would lead into the next PAC, and Staff believed they were appropriate to provide explanations and conclude business under this PAC.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

No public meeting items were scheduled.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

None

OTHER / NEW BUSINESS:

1 CPPEC September 25, 2014 HOTC# 2014-11 229 Water St E

Click for detail --> 

Dana McLean advised this was an application by JCS Godard at 229 Water Street East for Heart of the City (HOTC) funding assistance for a seven storey residential and commercial project on the Si Miller Arena land. This new project, called Central Park Place, would house a commercial ground level component and six storeys of residential. The applicant has decided to defer his application pending the upcoming review and Public Process of the proposed changes to the HOTC Community Improvement Plan. She added that no direct action was required of PAC, and that the matter remains with CPPEC. A photo of the rendering of the property and another of the site plan as it was proposed, were provided in the Agenda.

Councillor André Rivette questioned why the City would accept an application when the developer had not purchased the land yet.

Dana McLean replied it is common for a developer to make an application before the land is sold, and that the developer had been given permission by the City to apply.

Councillor Gerald Samson questioned whether the property would still be opened for purchase bids, even though a CIP application had been made.

General Manager, Stephen Alexander replied that under the Municipal Act, all property negotiations are held in closed meetings.

Dana McLean stated that despite this month's election, there was a possibility that the current Council could still decide on creating the new CIP.

Chair Glen Grant advised that a motion would not be needed as this was for information only.

2 Report to PAC - TIG Amendment - October 6, 2014

PAC Secretary Ken Bedford advised this represented the work in progress that CPPEC is undertaking with respect to the new mixed use construction, multi-storey, and bringing it forward to PAC for information so members can better understand the prescribed process (Public Process).

Dana McLean advised that at a previous PAC meeting, CPPEC had received approval to begin the process of reviewing an amendment to the Community Improvement Plan (CIP) under Program 1 - HOTC Rehabilitation & Redevelopment Program due to an increase in multi-storey mixed use developments with a primarily residential component. Subsequently, CPPEC held several meetings to discuss this issue, as well as consult with Mr. Jonathan Hack, Sierra Planning, and author of the CIP. She provided the background on how the Public Notice would proceed, as well as, an excerpt from HOTC CIP, to help formulate the grounds on why the CIP was formulated in the first place, and how it was geared to help the two BIA's, as well as the surrounding areas. She added that CPPEC would continue the discussions on the creation of new criteria for multi-storey mixed use high rise developments, as well as consider the need for a full residential high rise building program, whereby the development is unique, and meets the needs within the community referencing the Social Housing 10 Year Housing Plan. PAC is also aware of the Official Plan review, and it has been noted that the Brownfield Policy Area Program Eligibility map should be extended over to Boundary Road, where it currently stops at the property lines of businesses on Education Rd. She concluded that the next CPPEC meeting would review the options in order to prepare details of a proposed amendment. The Notice of Public meeting will be issued on October 18th, as well as provide information letters to parties, such as local developers, Seaway Valley Construction and Trades Association and the Chamber of Commerce. All that is intended to solicit broad public input and reaction to any CIP amendments and for PAC to consider any amendments in view of that consultation.

PAC Secretary Ken Bedford added that these amendments are being driven by very specific developments that were never envisaged by the CIP. It is an issue that many municipalities have faced, and Cornwall has to face that issue of large developments accessing this type of program. He added that the criteria being discussed will come back to PAC, and will deal with that issue and any concerns that are significant, such as, sustainability, and the value of the funding for these particular projects.

Councillor Denis Thibault stated he didn't see any recognition for the area in the north end of the City and mentioned the corner of Pitt and Cornwall Center Road. He asked if there could be some wording around the map to consider additional areas that could be identified in the specifications.

PAC Secretary Ken Bedford replied that originally CPPEC looked at core Brownfield sites of the City, and that there are individual sites that could be looked at as well, that would be able to apply to the program.

Returning to discussion on the HOTC Program 1 (TIG) criteria, Mark Boileau advised that in order to meet the criteria of that program, the developer had to put in place a commercial component. He said it is becoming more difficult in some of these sites to find a commercial use that meets the program's criteria. The program and the development are needed, but in order to get it, it is forcing the developer to put commercial units where they may be actually taking opportunities or tenants away from another area. He added that commercial realtors in the City are aware of what is happening in Le Village and Downtown, and there are presently many opportunities for commercial development. He stated "The question is, are we getting new net commercial developments in those buildings or are we taking them away from one location in the City and putting them in another? If a fully residential project came along in the City which met the needs of the Community, was affordable, and had accessibility benefits, would we support it? Under the right circumstances, it would be supported, under a solely residential program, and that is the reason it is now being considered."

PAC Secretary Ken Bedford stated that there will be a notice that will go in the newspaper as Dana McLean earlier suggested, in addition to a mail out in order to liaise with various groups in the community. From that point, and depending on PAC's position, there will be a recommendation going to Council, which will be followed by a Bylaw that will be passed at Council regarding the amendments to the CIP. There will be an appeal period which will also be notified in the paper. It will be January 2015 by the time it has gone through all the appeal period process. He added that what CPPEC wants to accomplish is ambitious, but it is trying to be ready for the 2015 season.

Councillor Bernadette Clément said the illustration charts were very useful in explaining where the City is going financially, and suggested that the new Council will need more information in regards to the financial sustainability of the program, and the actual dollar figures going forward. She said it is an ambitious timeline, as these changes need to be debated, and asked what will the Committee do if it receives an application before a decision is made regarding the new program? She suggested whether a moratorium could be put in place for new applications, so that the public is made aware that while this new program is being considered, other applications are not being considered.

PAC Secretary Ken Bedford advised that a moratorium could be put in place if it is PAC's wish. It would also help establish the verbiage and make it clear that applications will be put on hold for a period of time, approximately 2 1/2 months during the moratorium period.

Councillor Bernadette Clément stated she was not prepared to make a motion, as she wants to leave it to the new Council to make that decision.

PAC Secretary Ken Bedford added that the issue administration is facing is that the criteria is general does not specifically address large new construction projects. It was created to generate redevelopment when times were tough. Times have changed, and the criteria has to be more precise, in order to deal with the next generation of applications. He added that through various media and exposure, developers understand that there is a review taking place.

General Manager, Stephen Alexander suggested there wasn't a need to have a broad based moratorium for every new application. He added that an application which is a facade improvement in Downtown or Le Village for example, those matters are well described in the program and can be dealt with. It is applications for such new construction that will be affected by the amendments, that will need a moratorium period. He suggested there was a need to be careful with the kind of applications that are in the transition period.

After further discussions,

There was a concurrence from PAC to move forward with the amendment process, as per the Planning Act requirements, initiated by the Municipality to consider the introduction of an additional criteria and funding formula for the HOTC CIP Program 1 as follows:

i) Under Program 1, Rehabilitation & Redevelopment Program, an amendment for projects that are either a) new construction multi-storey mixed use development or b) new construction multi-storey residential development defined to meet the needs of the Social Housing 10 Year Housing Plan, will be subject to respective new calculations of the tax increment grant; and

ii) An amendment process as per the Planning Act requirements be initiated by the Municipality to the Brownfield CIP Policy Area Map, to add additional lands to the east of current policy area mapping line to the City's boundary line and to include a textual change to review properties for eligibility on a case by case basis that are not currently within the Policy Area Map; (ie Gas stations).

Moved By: André Rivette, Councillor
Seconded By: David Murphy, Councillor

MOTION APPROVED

INFORMATION:

N/A

NEXT SCHEDULED MEETING:

Monday, November 17, 2014

ADJOURNMENT:

There was a motion to adjourn the meeting at 8:10 p.m.

Moved By: Denis Thibault, Councillor
Seconded By: Denis Carr, Councillor

MOTION APPROVED

Councillor Glen Grant, Chair

That the Minutes of the Planning Advisory and Hearing Committee Special Meeting (No. 2014-07) of Monday, October 6, 2014 be approved as presented.

Moved By: Maurice Dupelle, Councillor
Seconded By: André Rivette, Councillor

MOTION APPROVED