

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2018-05  
**Meeting Date:** Mon July 16, 2018 07:00 PM  
**Location:** City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9  
**Chair:** Carilyne Hébert, Councillor  
**Prepared By:** Ely Daniels, Administrative Assistant

Planning Advisory and Hearing Committee

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**Attendance Committee Members:**

André Rivette, Councillor  
Bernadette Clément, Councillor  
David Murphy, Councillor  
Elaine MacDonald, Councillor  
Carilyne Hébert, Councillor  
Claude E. McIntosh, Councillor  
Mark A. MacDonald, Councillor  
Denis Carr, Councillor  
Jack Lindsay, Lay Member  
Ron Symington, Lay Member

**Attendance Staff:**

Ely Daniels, Administrative Assistant  
Karl Doyle, Senior Planner  
Mary Joyce-Smith, Division Manager, Planning  
Nick Sutherland, Planner  
Kaveen Fernando, Planning Student

**Regrets:**

Leslie O'Shaughnessy, Mayor  
Maurice Dupelle, Councillor  
Justin Towndale, Councillor

Attendance Media: One (1) member of the media was present.

Attendance Public: Twelve gallery members were present.

**WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:**

Vice-Chair Carilyne Hébert called the meeting to order at 7:00 p.m.

## **ROLL CALL:**

Roll call was conducted by Recording Secretary, Ely Daniels.

## **ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:**

Following a request by Councillor Mark MacDonald, there was a motion to adopt the Agenda with an amendment to add a general discussion regarding City of Cornwall lands presently for sale under "Other/New Business".

Moved By: Claude E. McIntosh, Councillor  
Seconded By: André Rivette, Councillor

**Motion Carried**

## **ADOPTION OF THE MINUTES:**

Motion to endorse the following Minutes as presented.

### **1 June 18, 2018 Planning Advisory and Hearing Committee Meeting**

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Moved By: Bernadette Clément, Councillor  
Seconded By: Elaine MacDonald, Councillor

**Motion Carried**

## **DECLARATION OF CONFLICT OF INTEREST:**

There were no disclosures of interest declared.

## **BUSINESS ARISING FROM THE MINUTES:**

None.

## **PRESENTATION(S):**

None.

## **REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:**

PAC Secretary Mary Joyce-Smith advised that a Notice of Public Meeting was advertised in the Standard-Freeholder on Saturday, June 23rd, 2018 covering a

Public Meeting item with respect to a Zoning By-law Amendment Application – PAC File Z-01-18 at 825 McConnell Avenue in support of a new private medical facility clinic. In addition to the newspaper notice, a 400' radius letter Notice was sent out to land owners around the subject property on Wednesday, June 20<sup>th</sup>, 2018.

### **PUBLIC MEETING ITEM(S) - PUBLIC HEARING:**

**1 Dr. Daniel Hovsepien, DMD, (Agent Terry Landon) - Review of an application to rezone lands located at 825 McConnell Avenue (former Gladstone Elementary School) from Residential 20 (RES 20) to Institutional 10 (INS 10) with site specific exceptions to exclude the use of a private club. - The site is legally described as Part of Lot 7, Concession 1, City of Cornwall. (PAC File Z-01-18).**

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Senior Planner, Karl Doyle provided an overview of the application to rezone the property at 825 McConnell Avenue located in a Residential 20 (RES 20) zone. He stated that the property being the former Gladstone Elementary School was erected in 1958 and is approximately 15,097 sq. ft. He explained that the Institutional Use has been in place since construction and is a Permitted Use under the current zoning, specifically 02-2-2 i) school. The parcel fronts onto McConnell Avenue (arterial) and has a secondary road access at the south limit of the property which leads to Baldwin Avenue / Fifth Street East. The subject site is bound by low/medium residential land uses to the north (Valecrest Drive), south (Fifth Street East) and west (Marlborough Street) which consists mainly of single family/ semi-detached and duplex dwellings. To the east (Monaco Crescent) which is located across McConnell Avenue where there are low density residential land uses and a concentration of Institutional land uses such as, the McConnell Medical Clinic Facility and the Cornwall Community Hospital (CCH). He added that this fully serviced site is being redeveloped to include adequate parking, and the building has been used in the past for Institutional type use with the Gladstone School. Planning staff have analyzed this proposal based on the information supplied by the applicant and agree that the Institutional zone is appropriate for the proposed private medical clinic as it will support the intended uses. There is a concern with the "private club" provision in the Institutional 10 (INS 10) zone and therefore, Planning Division is asking that the PAC consider removing this provision from the site. He also advised that related site issues such as signs and fencing will be addressed during the Site Plan Approval process. Additional Site Plan issues such as on site lighting, landscaping, snow removal elements, etc. will be cognizant of the residential character of the area. In conclusion, he stated that the Planning Staff have reviewed the subject application to allow for the change in zoning to Institutional

10 (INS 10) with a site specific exception to limit private clubs and support this application largely based on the long history of non-residential land use associated with the building. The Planning Division believes it will serve to provide access to the community. The neighbourhood has been notified of the existing changes and to date, the Planning Department has received positive commentary regarding the proposal.

Vice-Chair Carilyne Hébert asked if there were any questions or comments from the public.

A member of the public expressed his concerns with the existing catch basin (Fifth Street) and stated it cannot handle the rapid flow of water that occurs there every spring. He added that he has been pumping water out every spring for the past 12 years.

Another gallery member added that the catch basins in the immediate area are always plugged. Although he is happy that a medical facility will be developed there, he stated that flooding is a big problem.

Senior Planner Karl Doyle thanked the residents for voicing their concerns. He advised that all issues will be dealt with through the site plan process. Once the servicing brief completed, Planning will work with the proponent to ensure that any runoff is contained on private lands and flows out into the city's infrastructure. He emphasized that the new owner is anxious to move forward with this project and is committed in redeveloping the site according to the specifications.

Another member of the public stated that over the last several years her property has been flooded a total of 4 times. She has had to invest \$ 20,000 to dig up her foundation due to damage caused by the constant flow of water that occurs there. Although she is very happy about the new medical facility and the services it will bring, she too had strong concerns with flooding.

Senior Planner Karl Doyle reiterated that these issues will all be addressed during the site development process.

Another gallery member stated that he would be supportive of the fence remaining on the south side of the property, as well as having paid parking at the facility.

Senior Planner Karl Doyle replied that the Baldwin access will no longer be used as there will be a secured parking lot having two accesses (east and west) into McConnell Avenue. The fence will be explored further during the site plan process. With respect to paid parking, discussions will take place with the Traffic Engineer as well as the Chief Building Official who oversees parking enforcement.

Another member of the public asked how close will the parking lot be to the south property line. He also inquired whether the south parking lot drainage would be sloped towards the centre of the property and drain out into McConnell Avenue.

Senior Planner Karl Doyle reiterated that the development is presently at the preliminary stage. He stated there are different ways to address all issues expressed such as additional fill, retaining walls, etc. Typically Planning regulations require 1 to 3 meters of buffered area, consisting of grass, physical screen (fence), and vegetation. There are also other design methods that could be introduced depending on the grade differential. Once the servicing drawings are finalized, the impervious areas will have a catch basin to receive the steady flow of water and re-route it to the city's infrastructure (McConnell Avenue). During the site plan process, Planning will identify and highlight strategical areas where snow can be located for removal during the winter months in order to mitigate any drainage issues that occur during the spring.

Vice-Chair Carilyne Hébert asked three times if there were any questions/comments from the public, and as there were none, she closed the public portion of the meeting and opened discussions to PAC members.

### **PAC DISCUSSION OF PUBLIC MEETING ITEM(S):**

**1 Dr. Daniel Hovsepian (Agent Terry Landon) - Review of an application to rezone lands located at 825 McConnell Avenue (former Gladstone Elementary School) from Residential 20 (RES 20) to Institutional 10 (INS 10) with site specific exceptions to exclude the use of a private club. - The site is legally described as Part of Lot 7, Concession 1, City of Cornwall. (PAC File Z-01-18).**

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Councillor André Rivette congratulated the proponent for bringing this well needed development into the city, and wished them the best of luck.

Councillor Claude McIntosh stated he was glad the abutting residents are in favour of this facility and said this project will benefit the City as there is a tendency to travel to Ottawa to receive specialized services. He also asked whether the doctors who will work at the new facility will have to commute to Cornwall or are they already located in the City.

Dr. Daniel Hovsepien replied that the ones listed in the report currently work at the McConnell Medical Centre, but the goal is to bring more.

Councillor David Murphy commended the residents for taking interest in this project. He also thanked and congratulated the developer for his vision and stated that the City needs and will benefit from this upgraded medical centre.

PAC Lay Member Ron Symington advised that the redesigning of the parking lot will help the run off situation that presently exists there and not aggravate it.

Councillor Denis Carr commended the residents for their excellent questions, and asked if an updated report would be brought back to PAC once the site plan process is completed.

Senior Planner Karl Doyle replied that a report could be provided if members wished to receive one.

Councillor Bernadette Clément stated that the project's renderings look fantastic and that she appreciated the proponent's entrepreneurial spirit. She also said she was pleased with the comments received by the residents and was taken aback by the issues that exist there. As on site lighting will be necessary for this new facility, she asked whether these would be bothersome for the abutting residents.

Senior Planner Karl Doyle replied that the lighting used will be of a non reflective nature, located in strategic areas, and directed towards the parking lot.

Councillor Carilyne Hébert thanked all who attended the meeting and stated that too many times public meetings are held and attendance is low. She added that she was confident that all concerns expressed would be addressed during the site plan approval process. She also congratulated the proponent for this amazing project and concurred that the City of Cornwall is progressing.

Following a further brief discussion, it was moved, that the recommendation be approved as listed below:

- (a) That the subject site, legally described as Part of Lot 7 Concession 1, and municipally located at 825 McConnell Avenue be rezoned from Residential 20 (RES 20) to Institutional 10 with Exceptions (INS 10 EXC) to allow for the establishment of a specialized private medical clinic facility; and
- (b) That the permitted use of a Private Club in the zone be prohibited at this site; and
- (c) That the property be subject to Site Plan Approval.

Moved By: André Rivette, Councillor

Seconded By: Claude McIntosh, Councillor

**Motion Carried**

### **OTHER / NEW BUSINESS:**

Councillor Mark MacDonald stated that there are Cornwall lands presently for sale, and specifically referred to a property on Baldwin Street. He asked whether the City should be taking steps to make this property more marketable; something Council should be doing in order to sell it.

PAC Secretary Mary Joyce-Smith advised that the Clerk's Department as well as the Economic Development Department are involved in marketing these properties.

After a brief discussion, Councillor Carilyne Hébert suggested that this be brought forth to the next Council meeting for discussion.

### **INFORMATION:**

Planner Nick Sutherland provided an information report for an update on Bill 139 relating to process and procedures of the new Local Planning Appeal Tribunal.

Councillor Bernadette Clément asked if there was anything that Council needed to do or change in its' day to day process.

Planner Nick Sutherland replied that there are no changes needed in Council's daily process.

PAC Secretary Mary Joyce-Smith advised that it is imperative that the Planners continue to provide Council with as much information as possible as well as policies to back up their recommendations because that is what the Local Planning Appeal Tribunal is going to review. She then introduced Planning student Kaveen Fernando who has returned to the Planning Department to help assist the division in their daily tasks. She expressed what a tremendous help he has been thus far and commended him on his work of the Data Book.

**NEXT SCHEDULED MEETING:**

The next regular meeting of PAC is set to be held on Monday, August 20th, 2018, however due to the AMO Conference that will take place at the same time and not having any public meeting items as of yet, the meeting may be cancelled or rescheduled. Members will be advised.

**ADJOURNMENT:**

That the meeting be adjourned at 8:00 PM.

Moved By: Denis Carr, Councillor  
Seconded By: Ron Symington, Lay Member

**Motion Carried**

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Councillor Carilyne Hébert, Vice-Chair