

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2019-06
Meeting Date: Mon September 16, 2019 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9
Chair: Elaine MacDonald, Councillor
Prepared By: Ely Daniels, Administrative Assistant

Attendance Committee Members:

Bernadette Clément, Mayor
Elaine MacDonald, Councillor
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor
Dean Hollingsworth, Councillor
Eric Bergeron, Councillor
Glen Grant, Councillor
Syd Gardiner, Councillor
Todd Bennett, Councillor
Ron Symington, Lay Member

Attendance Staff:

Dana McLean, Development Coordinator
Ely Daniels, Administrative Assistant
Karl Doyle, Senior Planner
Kaveen Fernando, Development Planner
Mark A. Boileau, General Manager, Planning,
Development and Recreation
Mary Joyce-Smith, Division Manager, Planning
Stacey Ferguson, Administrator, Social and Housing
Services

Regrets:

Maurice Dupelle, Councillor
Amanda Brisson, Lay Member

Attendance Media:

One member of the media was present.

Attendance Public:

Twenty gallery members signed the PAC public attendance sheet.

Welcome and Call Meeting to Order by Chair:

Chair Elaine MacDonald called the meeting to order at 7:00 PM.

Roll Call:

Roll call was conducted by Recording Secretary, Ely Daniels.

Adoption of the Agenda - Additions and Deletions:

Motion to adopt the Agenda as presented.

Moved By: Syd Gardiner, Councillor
Seconded By: Claude McIntosh, Councillor

Motion Carried

Adoption of the Minutes:

Motion to endorse the following Minutes as presented.

Moved By: Bernadette Clément, Mayor
Seconded By: Carilyne Hébert, Councillor

Motion Carried

1 July 29, 2019 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

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 Mary Joyce-Smith advised that a notice appeared in the Saturday's edition of the Standard Freeholder of August 24th, 2019 covering one public meeting item with respect to PAC File Z-03-18 for a Draft Plan of Subdivision Review and Rezoning Application. In addition to the newspaper notice, a 400' radius letter notice was sent to land owners around the subject property on August 21st, 2019.

Public Meeting Item(s) - Public Hearing:

PAC Secretary Mary Joyce-Smith invited Senior Planner, Karl Doyle to provide a brief presentation on the St. Antoine Subdivision for PAC discussion and final recommendations to Council.

1 St. Antoine Subdivision (Agent - Bob Clark/Clark Consulting Services) - Draft Plan of Subdivision Review and Rezoning Application - (Subdivision # 04T-2018-03, Folder 303, and PAC File# Z-03-18).

Click for detail --> 

Senior Planner Karl Doyle provided an overview of an application submitted by Clark Consulting Services, requesting approval of a Draft Residential Plan of Subdivision and Rezoning for a plan consisting of 115 single family dwelling units, 28 semi-detached units, 20 linear townhouse units and 1 (21 unit) apartment building on approximately 11.5 hectares of land. He described the location of the Subdivision proposal to be situated east of McConnell Avenue, west of the City's Employment Lands, south of Tollgate Road and north of the CN Rail corridor. He added that there is an associated rezoning application requesting a zone change for Block F from Residential 20 (RES 20) to Residential 30 (RES 30) to accommodate a proposed (21 unit) apartment building along with site specific exceptions to the Residential 20 (RES 20) zoning for reduced lot frontages to accommodate 3 linear townhouses on Blocks A, B, and C. He explained how the Draft Plan of Subdivision will consist of 3 Phases which will begin at the south of the development lands. As part of the evaluation, the following findings will be included in the Draft Plan Conditions "Appendix A": CN Rail required an updated Noise and Vibration study; a Preliminary Servicing was evaluated; and the Conservation Authority has evaluated and a Tree Compensation Plan was prepared and is in Draft form. He concluded that the Planning Division is supportive of the proposed Draft Plan of Subdivision and the proposal for the Zoning By-law Amendment and Exceptions. He stated that a project of this nature maximizes on the use of services, includes appropriate densities and mix of residential land uses. The phased subdivision will integrate

well with existing infrastructure, land uses and natural features and adheres to such general principles of sustainable land use planning, as promoted in the City's Official Plan and Provincial Policy Statement documents.

PAC Discussion of Public Meeting Item(s):

1 St. Antoine Subdivision (Agent - Bob Clark/Clark Consulting Services) - Draft Plan of Subdivision Review and Rezoning Application - (Subdivision # 04T-2018-03, Folder 303, and PAC File# Z-03-18).

Click for detail --> 

Chair Elaine MacDonald asked if the proponent, Mr. Bob Clark wished to provide any additional commentary.

Mr. Bob Clark thanked Planning staff and advised that their objective is to prepare a residential community that would be beneficial not only to Cornwall's larger community but also to the residents in the area. He added that Transportation Consultant Mr. Seo-Woon (Swan) Im and the owner's representatives, Mr. Arun Malhotra and Mr. Guodiaz S. Bal were also present with him to answer and questions or concerns.

Councillor Claude McIntosh asked what are the timelines for when construction might begin on proposed phases.

Consultant, Bob Clark advised that the timelines will depend on the market, mainly as to how quickly the lots are taken up, but that they are optimistic that they will move quickly.

Lay Member Ron Symington questioned the sound attenuation fencing and asked if this would create an echo effect for people located on the other side of the tracks.

Senior Planner Karl Doyle replied that with the introduction of buffers, such as the berm and acoustic walling, as well as the additional units, echoing issues would be eliminated.

Councillor Eric Bergeron asked for more clarification on the three inquiries made by concerned citizens.

Senior Planner Karl Doyle replied that he had met with two of the owners in person and spoke to the other by telephone. The concerns were mainly with respect to the size of the subdivision, servicing, and traffic levels. He provided them with a thorough explanation, encouraged them to provide a letter or attend the PAC meeting, and copies of the phased subdivision were provided.

Councillor Glen Grant stated he was happy to see the area growing which will be beneficial for the City.

Mayor Bernadette Clément praised the inclusion of an apartment building in the subdivision proposal, as well as the emphasis placed on the trees.

Chair Elaine MacDonald asked why the apartment building was not included in the first phase of the development.

Bob Clark responded that the apartment building could be included in the first phase if there is a demand for it.

Councillor Syd Gardiner advised that industries in Cornwall are presently looking for approximately 300 workers and transporting them in by bus from Montreal, therefore, to have an apartment building would not only fill a need for rental housing but also help attract new workers to fill the labour shortage.

Chair Elaine MacDonald then asked if there were any questions from the public.

A resident living on St. Antoine Street stated that 12 years ago concerns had been expressed regarding storm water sewers capacity in the area and asked whether any changes would be done to accommodate the proposed additional units.

Senior Planner Karl Doyle replied that a preliminary servicing plan was evaluated by the Engineering Division and it was determined that the new development and servicing design will be able to accommodate the additional new infrastructure.

Many of the residents who currently live in the neighbourhood and who were present at the meeting expressed frustrations with respect to the large influx of people that would be added to the neighbourhood and how this would affect the traffic situation there, making it unmanageable.

One speaker in particular stated that there are no traffic lights, turn lanes or signs that might make merging onto McConnell any easier. "Anyone turning left out of the neighbourhood to head south is forced to wait long periods of time for a break in traffic. It's a nightmare down there."

Senior Planner Karl Doyle replied that the traffic impact assessment submitted by the consultant was evaluated by the City's Traffic Engineer and that the findings demonstrated that the existing service corridor can accommodate the projected traffic volumes.

Residents insisted that the study did not reflect reality.

At this time, Transportation Consultant Mr. Seo-Woon (Swan) Im provided an explanation and overview of their traffic study process. He stated that they did complete a traffic impact study based on traffic data obtained from the City, which determined that the increase in traffic through the exit was acceptable.

Councillor Eric Bergeron stated that although he was in favour of the subdivision, if PAC was willing to add 70 plus houses to the subdivision, it has to address and resolve the traffic issue.

Councillor Dean Hollingsworth agreed and added that PAC cannot consider expanding residences in that subdivision without looking at the traffic.

PAC Secretary Mary Joyce-Smith suggested that an extra condition could be added to the Draft Plan Conditions to revisit the traffic assessment after Phase 1. She added that Draft Plan Conditions are serious things and if they are not met, the project stops.

Councillor Carilyne Hébert debated whether to make a motion to defer the application until a traffic report has been received and reviewed.

General Manager of Planning, Recreation and Development Mark Boileau stated that it is clear the residents have a problem at this intersection, and that traffic volumes going up will make it less favourable. He added that this is a property that is zoned RES 20 which allows this development to occur. He suggested that PAC can either defer it or allow the subdivision to take place but indicate that improvements are required at the intersection of McConnell and that is yet to be determined.

Councillor Todd Bennett stated that traffic issues have been ongoing there for many years and that he has no problem approving this subdivision providing the traffic issue is resolved on McConnell.

After a long debate about whether PAC should approve the subdivision's draft plan without first addressing the traffic issue, PAC members decided to approve the plan based on the proceeding analysis and recommend:

(a) That approval be given to the Draft Plan of Subdivision prepared by K.L Stidwill O.L.S., Professional Engineers and Ontario Land Surveyor., dated July 28th, 2018, on the lands located at East 1/2 of Lot 6, Concession 2, and comprising approximately of 11.5 Ha (28 acres) of land, referred to as the St. Antoine Subdivision (see Attachment 3). This phased plan will provide for 115 Single Family detached dwelling lots, 14 Semi-Detached lots (28 units), Townhouse Buildings (20 units) on Blocks A, B, C, D & E, 1 Apartment Building (21 units), Blocks H, I & J will accommodate easement accesses and Block G will be dedicated for a Stormwater Management Pond. This Draft Plan will be subject to the fulfilment of the Draft Plan Conditions, as shown in Appendix A, attached to this report (see Attachment 2) and associated Rezoning coming into effect; **and will also include the addition of a draft plan condition 27 which will ask that City Staff and the Consultant work to evaluate and resolve the St. Antoine and McConnell intersection prior to the registration of Phase 1;** and

(b) That Block F, as identified on the Draft Plan of Subdivision, be rezoned from Residential 20 (RES 20) to Residential 30 (RES 30); and

(c) That Blocks A, B & C be rezoned from Residential 20 (RES 20) to Residential 20 (RES 20) with site specific exceptions to Permitted Uses (Section 02-2-2Bi,ii.) Minimum Frontage, the following will apply;

- Block A, Minimum Frontage = 31 metres
- Block B, Minimum Frontage = 24.8 metres
- Block C, Minimum Frontage = 28.9 metres.

Moved By: Carilyne Hébert, Councillor

Seconded By: Bernadette Clément, Mayor

Motion Carried

Other / New Business:

PAC Secretary Mary Joyce-Smith advised that Development Coordinator Dana McLean would provide a brief presentation for PAC discussion and final recommendation to Council with respect to the following (7) funding applications

related CPPEG items.

1 CPPEG Recommendation August 15, 2019 HOTC#2019-04 111-113 Pitt St

Click for detail --> 

Dana McLean advised this is an application by 1943217 Ontario Inc. located at 111-113 Pitt Street requesting HOTC funding assistance in an amount up to \$74,500. She added that this request is for grants and interest free loans for interior and exterior renovations as well as separate infrastructure connections for the rear building.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC #2019-04 funding request by 1943217 Ontario Inc. at 111-113 Pitt Street, be accepted as follows:

Program 2 - Building Restoration & Improvement - \$30,000

Program 3 - Project Design Grant - \$7,500

Program 4 - Facade Improvement & Sign Grant - \$12,000

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

Program 7 - Parking & Landscape Enhancement Grant - \$25,000

2 CPPEG Recommendation August 15, 2019 HOTC#2019-05 9B-9 First St E

Click for detail --> 

Dana McLean advised this is an application by 1722846 Ontario Inc. located at 9B-9 First Street East requesting HOTC funding assistance in an amount up to \$45,000. She added that this request is for grants and interest free loans for interior and exterior renovations as well as a new residential unit.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC #2019-05 funding request by 1722846 Ontario Inc. at 9B-9 First Street East, be accepted as follows:

Program 2 - Building Restoration & Improvement - \$30,000

Program 3 - Project Design Grant - \$5,000

Program 4 - Facade Improvement & Sign Grant - \$10,000

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

3 CPPEG Recommendation August 15, 2019 HOTC#2019-05 101-105 Pitt St

Click for detail --> 

Dana McLean advised this is an application by 1943217 Ontario Inc. located at 101-105 Pitt Street requesting HOTC funding assistance in an amount up to \$12,421. This request is for grants and interest free loans for exterior renovations as well as the rear fire escape.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC#2019-06 funding request by 1943217 Ontario Inc. at 101-105 Pitt Street, be accepted as follows:

Program 3 - Project Design Grant - \$5,669

Program 4 - Facade Improvement & Sign Grant - \$6,752

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

4 CPPEG Recommendation August 15, 2019 HOTC#2019-07 11 First St E

Click for detail --> 

Dana McLean advised this is an application by 1722846 Ontario Inc. located at 11 First Street East requesting HOTC funding assistance in an amount up to \$29,000. This request is for grants and interest free loans for a new parking area.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC#2019-07 funding request by 1722846 Ontario Inc. at 11 First Street East, be accepted as follows:

Program 3 - Project Design Grant - \$4,000

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 7 - Parking & Landscape Enhancement - \$25,000

5 CPPEG Recommendation August 15, 2019 HOTC#2018-07 Addendum 165 Montreal Rd

Click for detail --> 

Dana McLean advised this is an application by 2642200 Ontario Inc. located at 165 Montreal Road requesting HOTC funding assistance in an amount up to \$9,550. This request is to help fund for interior and exterior renovations for a

pharmacy and new medical suites.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC#2018-07 Addendum funding request by 2642200 Ontario Inc. at 165 Montreal Road, be accepted as follows:

Program 2 - Building Restoration & Improvement - \$3,865

Program 4 - Facade Improvement & Sign Grant - \$5,685

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

6 CPPEG Recommendation August 15, 2019 HOTC#2018-01 102 Sydney/41 First St E

Click for detail --> 

Dana McLean advised this is an application by 1943217 Ontario Inc. located at 102 Sydney Street and 41 First Street East requesting HOTC funding assistance in an amount up to \$44,550. This request is for grants and interest free loans for interior and exterior renovations, including 3 new residential units.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC#2018-01 funding request by 1943217 Ontario Inc. at 102 Sydney Street and 41 First Street East, be accepted as follows:

Program 2 - Building Restoration & Improvement - \$30,000

Program 3 - Project Design Grant - \$4,550

Program 4 - Facade Improvement & Sign Grant - \$10,000

Program 5 - Municipal Planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

7 CPPEG Recommendation August 15, 2019 HOTC#2011-22 Addendum 171-173 Montreal Rd

Click for detail --> 

Dana McLean advised this is an application by the Medical Arts Pharmacy at 171-173 Montreal Road requesting HOTC funding assistance in an amount up to \$4,350. This request is for funding for a rear access ramp as well as facade improvements.

Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC#2011-22 Addendum funding request by Medical Arts Pharmacy at 171-173 Montreal Rd, be accepted as follows:

Program 4 - Facade Improvement & Sign Grant - \$4,350
Program 5 - Municipal Planning/Development Fees Grant - Actual
Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

Following a further brief discussion by the PAC, it was:

Recommended that CPPEG items # 1 through # 7 be approved and endorsed by the PAC, as proposed, and recommend same to Council.

Moved by: Mayor, Bernadette Clément
Seconded by: Ron Symington, Lay Member

Motion Carried

Information:

Further to the PAC meeting held on July 29th, 2019, a hard copy of the final draft of the revised Waterfront Master Plan was provided to PAC.

This updated version reflects commentaries received at that meeting and is available to view on the City's website. PAC Secretary Mary Joyce-Smith advised that an adopting Bylaw would be going to a subsequent Council meeting.

Next Scheduled Meeting:

Chair Elaine MacDonald advised that next scheduled PAC Meeting will be held on Monday, October 21st, 2019.

Adjournment:

Motion to adjourn the Public Meeting of the PAC at 9:05 p.m.

Moved by: Carilyne Hébert, Councillor
Seconded by: Ron Symington, Lay Member

Motion Carried

Elaine MacDonald, Chair