

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2015-02
Meeting Date: Tue February 17, 2015 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9
Chair: Maurice Dupelle, Councillor
Prepared By: Ely Daniels, Administrative Assistant

Attendance Committee Members:

Leslie O'Shaughnessy, Mayor
Andre Rivette, Councillor
Bernadette Clement, Councillor
David Murphy, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Brock Frost, Councillor
Carlyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning Division
Debora M. Daigle, Manager, Social and Housing Services
Ely Daniels, Administrative Assistant
Ken Bedford, Supervisor, Planning Division
Mary Joyce-Smith, Senior Planner
Stephen Alexander, General Manager, Planning, Parks and Recreation

Regrets:

Mark A. MacDonald, Councillor

Attendance Media:

Greg Peerenboom, Cornwall Standard Freeholder

Attendance Public:

Colin G. Marshall, 2250 Glen Brook Dr., Cornwall, ON
Tony Ingram, representing St. Joseph's Continuing Care Centre, 14 York Street, Cornwall, ON
Travis Mitchell, for Cartwave Realty Inc., 390 Eleventh St. W, Cornwall, ON
Rob & Charon Hough, 3105 Brookdale, Cornwall, ON
Conrad & Carmen Bidaud, 520 Cornwall Centre Road, Cornwall, ON
Mark Laframboise, 21550 Fernwood Drive, Cornwall, ON

Kevin Johnstone, General Manager, Kia Motors, 1405 Rosemount Ave., Cornwall, ON

Bonnie Ruest, representing St. Joseph's Continuing Care Centre, 6804 Riverview, Cornwall, ON

Rick Taylor of Architecture 49 Inc., 1345 Rosemount Avenue, Cornwall, ON

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chairman Maurice Dupelle called the meeting to order at 7:00 PM.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: Justin Towndale, Councillor
Seconded By: Andre Rivette, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 January 19, 2015 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-01) of Monday, January 19, 2015 be approved with the following amendment. On page 6, Councillor Bernadette Clément made a motion to nominate Carilyne Hébert for Vice-Chair, and Councillor Elaine MacDonald seconded the motion.

Moved By: Bernadette Clement, Councillor
Seconded By: Brock Frost, 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 that there were four public meeting items for consideration by PAC with respect to PAC Files; Z-01-15 - 27 York Street, St. Joseph's Continuing Care Centre Parking Lot, Z-02-15 - Phase VI - East Ridge Subdivision, Z-03-15 (AutoPoint Land Holdings Inc. - Paschek Site), and Z-04-15 (AutoPoint Land Holdings Inc. - Hough Site), and all were advertised in the Standard Freeholder on Saturday, January 17, 2015. In addition to the newspaper notice for the four different applications, a 400 ft. radius letter notice was sent out to land owners around the subject properties on January 20 and 21st, 2015.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 The Religious Hospitalers of St. Joseph's Continuing Care Centre - Agent Bonnie Ruest - Review of an application for a site specific Zoning exception to the Institutional 10 (INS 10) zoning on Part of Lots 20 and 21 South Side of Water Street and Part of Lot 20 North side of Water Street , municipally known as 27 York Street, Cornwall. (PAC File Z-01-15)

Click for detail --> 

Mary Joyce-Smith reviewed her PowerPoint presentation and advised that the proponents are requesting the City to consider a site specific exception to permit the establishment of a private parking lot in support of the St. Joseph's Continuing Care Centre. The Religious Hospitalers of St. Joseph's have acquired the former Children's' Aid Society Administration Building situated across the street. This building was recently demolished and the site plan indicates that the proposed parking lot will be introduced with appropriate screening fencing around the perimeter of the lot. The parking lot is being introduced on land zoned Institutional, however the surrounding zoning is Residential 40 (RES 40), therefore extreme detail to screening elements will be considered during the Site Plan process for the parking lot. This proposed parking will be in addition to the parking lot at the corner lot of York and Water Street, which has a legal non-conforming status on the RES40 zone. She added that the Planning Division has reviewed the application and is conditionally supportive based on the following: a high level of design as part of the Site Plan Approval process is critical to this application, impact on the residential homes in the area be of a high priority during the Site Plan process, and a parking component already exists on about

half the subject lot, as a result of the former use.

2 Review of Draft Plan Approval for Phase VI of East Ridge Subdivision, (Cartwave Realty) being Part of Lot C and Part of the West ½ of Lot B, Concession 1 - File Number (04-T-94520)

Click for detail --> 

Mary Joyce-Smith advised that developer Cartwave Realty (Mr. Travis Mitchell), has submitted a revised Draft Plan for a Phase VI of the Subdivision to the Planning Division. The changes to the density of the subdivision were considered to be minor in nature, involving the creation of forty eight (48) lots composed of twenty-six (26) single lots, six (6) small lot singles and sixteen (16) semi-detached lots through the readjustment of the frontages, in order to supply the demand for this type of lot. The current version of the Draft Plan, approved in 1996 indicates forty-one (41) lots, all of which are single family lots. The proposed plan involves increasing the number of semi lots to 16 and decreasing the number of single lots to 32, for a total of 48 lots providing a total of 64 units. She added that this plan is part of a very large Draft Plan that includes land from Second Street East to Montreal Road. The developer has incrementally registered phases of the plan in accordance to market conditions. They are now requesting more lots to be developed and the Planning Division staff is supportive of this. Planning Division staff would advise that any development issues will be addressed at the time of Subdividers Agreement review and the original Draft Plan condition will be revised to ensure that the general items are covered. The Planning Division believes that the plan is in keeping with the most recent Provincial Policy Statement PPS (2014) and Official Plan Policy.

3 Autopoint Land Holdings Inc., Principal - John Purkiss with concurrence from present owner - Cornwall Freightliner Inc., Principal, Uwe Paschek - Agent Eric Lang, Remax Cornwall Realty - Removal of the 'Hold' (H) Provision for Highway Commercial (CH) Zoning at 3001 Brookdale Avenue, being approximately 4.45 acres of a 8.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. In addition, a request to remove a 61 metre site specific, southside setback is being made under this request - (PAC File # Z-02-15).

Click for detail --> 

PAC Secretary Ken Bedford advised that this is an application from Autopoint Land Holdings Inc. requesting that the Hold (H) category be removed from the Highway Commercial (CH) zoning. This would help facilitate the full development of an Auto Dealership Plaza and ancillary Restaurant, Convenience Store, and Gas Bar project on the overall combined lands at the northeast quadrant of Brookdale Avenue and Highway No.401. The removal of the Hold is a key step

in the facilitation of this comprehensive project and in its' absence the lands will remain vacant. General conditional support exists for the proposal amongst Departments and Agencies and as a result of Public Notice, a limited number of concerns were received mainly regarding buffering from the eastern future residential area. He reiterated it is important to realize that the developments are subject to the Site Plan Control process such that review of servicing and traffic issues are satisfactorily addressed for example. As part of the Hold removal, a further request to remove a 61 metre site specific, southside setback is being made. Planning is also recommending revisions to a number of other existing site specific zoning exceptions to recognize the changing land use activity.

4 Autopoint Land Holdings Inc., Principal John Purkiss with concurrence from present land owner Robert Hough-Agent Eric Lang, Remax Cornwall Realty. An Official Plan Amendment (No. 30) from Urban Residential (U.Res) to General Commercial (G.C.) designation and Zoning By-law Amendment from Residential 20 (RES 20) to Highway Commercial (CH) with site specific standard/provisions at 3105 Brookdale Avenue, being approximately a 3.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. This parcel will be formed with a larger (8.9 acre) lot to the immediate north (Re: PAC File Z-02-15) to accommodate a comprehensive Auto Dealership Plaza, Restaurant and Convenience Store/Gas Bar Development (PAC File Z-03-15, OPA No. 30)

Click for detail --> 

This report proposes the following; that the Planning Advisory Committee (PAC) recommends to City Council to amend the official plan designation at 3105 Brookdale Avenue from 'Urban Residential' (U.Res) to 'General Commercial' (G.C.) and to amend the Zoning By-law from Residential 20 (Res20) to Highway Commercial (CH) with site specific special standards/provisions; that the findings / recommendations of the various associated studies/reports including, but not limited to, the Stormwater Management Report, Servicing Report, Stage 1 Archaeological Assessment, 'to be completed' Natural Heritage Impact Statement be implemented to the satisfaction of the Municipality and as part of the Site Plan Control approval process; and that the Comprehensive Auto Dealership Plaza, ancillary Restaurant, Convenience Store and Gas Bar be subject to a full Site Plan Control Review and Approval process.

This will include, but not be limited to addressing matters of: participation commitment in a future full Municipal Servicing scenario along Brookdale and interim servicing systems, proper buffering techniques along the east end of the full development abutting a future residential subdivision, landscaping, access (including obtaining any applicable MTO permits), signage, lighting, fencing, etc, and that appropriate timely merging of the abutting lands to the north take place in order to form one uniform parcel for accommodation of the development as envisaged.

5 Cartwave Realty Limited Blackburn Gardens - Review of a Request for an Extension to the Draft Plan Approval of Subdivision being Part of Lot 9, Concession 2, situated South of Tollgate Road, East of Pitt Street (Folder 259 File No. 04T-2007-04)

Click for detail --> 

Mary Joyce-Smith advised this application was a request for an extension of a (3) three year time limit to March 23rd, 2018 to the Draft Plan Approval for Blackburn Gardens formerly Navron Developments Subdivision. She added that Planning Division staff had originally proposed, in 2012, that a three year time limit for Draft Plan approval be given so that appropriate review of the standards could be applied. The applicant is now requesting an additional three (3) year extension. However, given the fact that there have been a number of changes and a previous extension to this plan, the Planning Division staff supports a three (3) year extension at this time.

6 Mark Laframboise - Review of a Request for an Extension to the Draft Plan Approval of Subdivision (Former Brownsdale Subdivision) being Part of East Half of Lot 12, Concession 3, situated South of Cornwall Centre Road, West of Northdale Crescent (Folder 283 – 04T-2012-01)

Click for detail --> 

Mary Joyce-Smith advised that in 2015 MC Laframboise Holdings Inc. acquired the subject lands from Newell Brown Development Ltd. The subdivision was most recently reviewed and approved by the PAC in the winter of 2012. The new Developer is requesting that an extension of 3 years be given to the original Draft Plan approval, therefore, they are now requesting an extension to the Draft Plan Conditions to allow for some time to review the development of these lands.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 The Religious Hospitalers of St. Joseph's Continuing Care Centre - Agent Bonnie Ruest - Review of an application for a site specific Zoning exception to the Institutional 10 (INS 10) zoning on Part of Lots 20 and 21 South Side of Water Street and Part of Lot 20 North side of Water Street , municipally known as 27 York Street, Cornwall. (PAC File Z-01-15)

Click for detail --> 

Councillor David Murphy had concerns regarding the snow removal, and also asked whether it would be paid parking.

Mary Joyce-Smith replied they are presently dealing with snow removal issues and that the proponents would have to make arrangements in this new parking area.

Mr. Tony Ingram confirmed that it would be paid parking.

Councillor Elaine MacDonald asked whether consideration had been given towards traffic control measures for pedestrians.

Mary Joyce-Smith replied that this issue would be discussed during the site plan process, and agreed it is critical given the clientele.

Councillor Bernadette Clément asked whether there were any comments from neighbours, and whether the fencing around the perimeter of the lot would be aesthetically pleasing.

Mary Joyce-Smith replied that all property owners within a 400 ft. radius were notified and no comments or objections were received. She further commented that the concept plan indicated a screening fence.

Councillor Claude McIntosh asked whether lighting would be present in the parking lot, and had concerns over limited parking availability.

Mary Joyce-Smith replied there would be low impact and non reflecting lighting to protect those residents existing on either side, and advised that on-street parking has been an issue.

Mr. Tony Ingram responded that there is presently a two hour parking at the north entrance of the facility, but from the entrance to the exit, there is no parking.

Councillor Brock Frost had concerns regarding the functionality of the plan and asked whether there had been any other concept designs provided other than the one illustrated.

Ms. Bonnie Ruest responded there were no other concept designs and that the one demonstrated was done in conjunction with the design engineers.

PAC Secretary Ken Bedford advised the plan would go to the site plan committee where the transportation engineer would provide his comments. It would then be reviewed and fine tuned so that the issues of practicality of the plan are dealt with at the time. He added this plan could be altered to show a reduced number of spots, particularly at the entrance in order to address those issues.

Chairman Maurice Dupelle asked if the proponents had any additional comments.

Ms. Bonnie Ruest added that she hoped the additional parking would mitigate any further parking issues.

Chairman Maurice Dupelle asked three times if there were any questions/comments from the public, and as there were none, he requested a motion from members of PAC.

Following a brief discussion, it was moved, that the recommendation be approved as follows:

1. That By-law 751-1969, as amended, be further amended by incorporating the following textual changes only, into the Institutional 10 (INS10) Permitted Uses (06-1-2):

"Notwithstanding any other provision of this Section, a private parking lot in support of the St. Joseph's Continuing Care Centre, shall be permitted on Part of Lots 20 and 21 South Side of Water Street and Part of Lot 20 North Side of Water Street, municipally known as 27 York Street."

Moved By: André Rivette, Councillor

Seconded By: Bernadette Clément, Councillor

MOTION APPROVED

2 Review of Draft Plan Approval for Phase VI of East Ridge Subdivision, (Cartwave Realty) being Part of Lot C and Part of the West ½ of Lot B, Concession 1 - File Number (04-T-94520)

Click for detail --> 

Mayor Leslie O'Shaughnessy asked whether there had been any environmental assessments done on that property and where would the stormwater sewers discharge.

Mary Joyce-Smith replied that clearances had been given from the Ministry of Environment.

PAC Secretary Ken Bedford added that the site has been fully decommissioned and approved for development and Stephen Alexander added that the stormwater sewers are gravity fed to Leitch McLennan Drain.

Councillor Brock Frost expressed that the development is extremely well done and was looking forward to the next phase.

Councillor Carilyne Hébert asked whether the concerns from Raisin Region Conservation Authority (RRCA) were addressed.

Mary Joyce-Smith replied that RRCA's issues were mentioned in the conditions, and that the proponents would be in discussion with them.

Councillor Bernadette Clément commented that the area is an attractive one and that anything to do with local parkland and/or community gardens creation only adds to the community feel.

Chairman Maurice Dupelle asked if Mr. Travis Mitchell (proponent) had any additional comments, and he had none. He then asked three times if there were any questions/comments from the public. As there were none, he requested a motion from members of PAC.

Following a brief discussion, it was moved, that the recommendation be approved as follows:

a) That the Corporation of the City of Cornwall approve the new Draft Plan for Phase VI dated July 28th, 2014 by Julia Meldrum-Smith, O.L.S., on behalf of Cartwave Realty Limited, to subdivide Part of Lot C and Part of the West ½ of Lot B, Concession 1, and that draft approval be given subject to the new and revised conditions dated March 23rd, 2015 as contained in Appendix "A" to the Planning Advisory Committee's technical report.

b) That the existing Draft Plan dated 1994 and the Draft Plan Conditions dated 1995, associated with this Phase VI, be rescinded in their entirety and replaced, (as identified in the Staff report).

c) That the lapse date be extended on the Draft Plan until March 23rd, 2018.

Moved By: Bernadette Clément, Councillor

Seconded By: André Rivette, Councillor

MOTION APPROVED

3 Autopoint Land Holdings Inc., Principal - John Purkiss with concurrence from present owner - Cornwall Freightliner Inc., Principal, Uwe Paschek - Agent Eric Lang, Remax Cornwall Realty - Removal of the 'Hold' (H) Provision for Highway Commercial (CH) Zoning at 3001 Brookdale Avenue, being approximately 4.45 acres of a 8.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. In addition, a request to remove a 61 metre site specific, southside setback is being made under this request - (PAC File # Z-02-15).

Click for detail --> 

Councillor David Murphy asked if conversations had taken place with the residents.

PAC Secretary Ken Bedford advised that Mr. Mark Laframboise is the only landowner, and developer of a residential neighbourhood to the east, and conversations have taken place with him.

Councillor Claude McIntosh asked if there were concerns and if Mr. Laframboise's issues were being addressed.

PAC Secretary Ken Bedford advised that Mr. Laframboise's had concerns there would be negative impacts to the future subdivision in the east, including light spilling over, noise, visual impact, etc.

Mr. Mark Laframboise confirmed he submitted a letter and had several conversations with Planning Staff already, and was satisfied his issues would be addressed by the developer such as adequate buffering and landscaping through the Site Plan process.

Councillor André Rivette asked if there was municipal water on the property, and if sewers were being considered in the near future.

PAC Secretary Ken Bedford replied there is municipal water on the property, and added there is no timeline regarding sewers along Brookdale. He stated that the issues with the sanitary sewers for Brookdale is one of full participation by all the Commercial Landowners along that corridor. Some of the issues that exist is that part of the corridor doesn't enjoy commercial designation at this time, including the Hough property. This will probably change in the future as the City is moving closer to those discussions. He added that similar to what has been asked through Mazda, and more recently Irving Oil, is that the proponents participate in those servicing schemes once they come into effect.

Mayor Leslie O'Shaughnessy commented that a dealership plaza would be one of the better commercial neighbours for residents of that subdivision as that type of business usually closes up early in the evening.

Councillor Brock Frost expressed that if this development is done properly, it could be the first that would be seen off the 401. He asked how this site could be made as attractive as possible and whether that had been discussed in the development process.

PAC Secretary Ken Bedford replied the development would be subject to the site plan control process he previously mentioned.

Councillor Carilyne Hébert expressed the lack of visibility of the City of Cornwall from Hwy 401 and that she was excited to see more development occurring along the highway.

Chairman Maurice Dupelle asked if there were any additional comments from the proponents.

Kevin Johnstone, G.M. Kia of Cornwall stated he wished to be a part of a growing community and that the Kia Dealership, a new restaurant, convenience store and gas bar will provide more job opportunities and a more visible presence for the City. He added that this development will be a huge thing as it will generate and increase traffic from outside of town.

Eric Lang, Development Real Estate Agent (Remax) stated that north Brookdale development would not detract from efforts to build up the Pitt Street Downtown. He said "to put in a car plaza, and have 4-6 dealerships in one area, you don't see that in eastern Ontario", and added that this would convince potential

customers to exit the Hwy 401 to visit the dealerships and continue south down Brookdale Avenue into other city commercial outlets.

Chairman Maurice Dupelle asked three times if there were any questions/comments from the public, and as there were none, he requested a motion from members of PAC.

Following a brief discussion, it was moved, that the recommendation be approved as follows:

a.) That the Planning Advisory Committee (PAC) recommends to City Council the removal of the "Hold" (H) provision, applied to the subject vacant Cornwall Freightliner Inc. property, to help facilitate the Auto Dealership Plaza and ancillary Restaurant, Convenience Store, and Gas Bar project components, on the overall combined lands at the northeast quadrant of Brookdale Avenue and Highway No.401;

b.) That as part of the Hold Removal Bylaw, a further amendment be introduced to replace site specific provisions of the original Bylaw #206-2004 as follows: clause 2ii) Special Minimum South Side Yard Setback from property line for any septic system of 61 metres (200 feet) to be removed in its' entirety, subject to no residence being in proximity (ie. 61 metres (200 ft.) to the subject facility); clause 2iii) Replace Minimum (South) Side Setback of 61 metres (200 ft.) with the regular CH Standard of 17 metres (56 feet); clause 2iv) replace the (south) side yard special Landscape Strip requirement of 15.24 metres (50 ft) with the regular CH. standard; clause 2v) Permit a Gas Bar as proposed, as an alternate use to the Service Station prohibition; and a new standard to permit multiple buildings on one parcel as proposed in this project without subsequent development approvals, similar to the provisions indicated in the CC-SC Zone;

c.) That findings/recommendations of the various associated studies/reports including, but not limited to, the Stormwater Management Report, Servicing Report, Stage 1 Archaeological Assessment, 'to be completed' Natural Heritage Impact Statement (for best results based on being conducted in the Spring/early summer period, for example), be implemented to the satisfaction of the Municipality and as part of the Site Plan Control approval process;

d.) That the Comprehensive Auto Dealership Plaza, ancillary Restaurant, Convenience Store and Gas Bar be subject to a full Site Plan Control Review and Approval process, including, but not limited to addressing matters of: participation commitment in a future full Municipal Servicing scenario along Brookdale, and interim servicing systems, proper buffering

techniques along the east end of the full development abutting a future Residential subdivision, landscaping, access (including obtaining any applicable MTO permit(s)), signage, lighting, fencing and so on; and

e.) That appropriate timely merging of the abutting lands to the south take place (3105 Brookdale, PAC File # Z-03-15), in order to form one uniform parcel for accommodation of the development as envisaged.

Moved By: Brock Frost, Councillor

Seconded By: Claude E. McIntosh, Councillor

MOTION APPROVED

4 Autopoint Land Holdings Inc., Principal John Purkiss with concurrence from present land owner Robert Hough - Agent Eric Lang, Remax Cornwall Realty. An Official Plan Amendment (No. 30) from Urban Residential (U.Res) to General Commercial (G.C.) designation and Zoning By-law Amendment from Residential 20 (RES 20) to Highway Commercial (CH) with site specific standard/provisions at 3105 Brookdale Avenue, being approximately a 3.9 acre parcel on the west part of Lot 12, Concession 3, Cornwall. This parcel will be formed with a larger (8.9 acre) lot to the immediate north (Re: PAC File Z-02-15) to accommodate a comprehensive Auto Dealership Plaza, Restaurant and Convenience Store/Gas Bar Development (PAC File Z-03-15, OPA No. 30)

Click for detail --> 

A majority of the relevant discussion had just occurred as part of the first related PAC File Z-02-15 for property to the immediate north, therefore, Chair Maurice Dupelle asked three times if there were any questions/comments from the public, and as there were none, he requested a motion from members of PAC. It was moved, that the recommendation be approved as follows:

1) That the Planning Advisory Committee (PAC) recommends to City Council to amend the Official Plan designation at 3105 Brookdale Avenue from 'Urban Residential' (U.Res) to 'General Commercial' (G.C.) and to amend the Zoning By-law from Residential 20 (Res20) to Highway Commercial (CH) with site specific special standards / provisions, as identified in Section E) 6 to this report; and

2) That findings/recommendations of the various associated studies/reports including, but not limited to, the Stormwater Management Report, Servicing Report, Stage 1 Archaeological Assessment, 'to be completed' Natural Heritage Impact Statement (for best results based on being conducted in the Spring/early summer period, for example), be implemented to the satisfaction of the Municipality and as part of the Site

Plan Control approval process; and

3) That the Comprehensive Auto Dealership Plaza, ancillary Restaurant, Convenience Store and Gas Bar be subject to a full Site Plan Control Review and Approval process, including, but not limited to addressing matters of: participation commitment in a future full Municipal Servicing scenario along Brookdale, and interim servicing systems, proper buffering techniques along the east end of the full development abutting a future residential subdivision, landscaping, access (including obtaining any applicable MTO permits), signage, lighting, fencing and so on; and

4) That appropriate timely merging of the abutting lands to the north take place (3001 Brookdale, PAC File # Z-02-15), in order to form one uniform parcel for accommodation of the development as envisaged.

Moved By: Brock Frost, Councillor

Seconded By: Claude E. McIntosh, Councillor

MOTION APPROVED

5 Cartwave Realty Limited Blackburn Gardens - Review of a Request for an Extension to the Draft Plan Approval of Subdivision being Part of Lot 9, Concession 2, situated South of Tollgate Road, East of Pitt Street (Folder 259 File No. 04T-2007-04)

Click for detail --> 

Following Mary Joyce-Smith's introductory comments, the PAC discussion occurred:

Councillor Elaine MacDonald asked if there was going to be a fence on top of the berm.

Mary Joyce-Smith replied that CN is requesting that a fence be put on top of the berm.

Mayor Leslie O'Shaughnessy asked once the fences are installed, who is responsible for their maintenance.

PAC Secretary Ken Bedford replied that the property owners would be responsible for their maintenance, however, the specifics would be listed in the subdivision agreement.

Following a further brief discussion, it was moved, that the recommendation be (conditionally) approved as follows:

That the request to extend the Draft Plan Approval for Blackburn Gardens formerly Navron Developments Subdivision for (3) three years to March 23rd, 2018 be approved.

Moved By: Bernadette Clément, Councillor

Seconded By: André Rivette, Councillor

MOTION APPROVED

6 Mark Laframboise - Review of a Request for an Extension to the Draft Plan Approval of Subdivision (Former Brownsdale Subdivision) being Part of East Half of Lot 12, Concession 3, situated South of Cornwall Centre Road, West of Northdale Crescent (Folder 283 – 04T-2012-01)

Click for detail --> 

Following Mary Joyce-Smith's introductory comments and a brief discussion by PAC, it was moved, that the recommendation be (conditionally) approved as follows:

That the request to extend the Draft Plan Approval for Brownsdale Holding Ltd., (MC Lafromboise Holdings Inc.,) Subdivision for (3) three years, to March 23rd, 2018 be approved.

Moved By: Leslie O'Shaughnessy, Mayor

Seconded By: David Murphy, Councillor

MOTION APPROVED

OTHER / NEW BUSINESS:

Dana McLean reviewed her PowerPoint Presentation on the following matters:

1 CPPEC Recommendation Feb 5, 2015 HOTC#2015-01 22 Fourth St E

Click for detail --> 

Dana McLean advised this application by 1921534 Ontario Ltd at 22 Fourth St E was requesting HOTC funding assistance in an amount up to \$7,500 to assist with the Architectural and Engineering plans required for development of a new commercial building for a pharmacy and medical offices. Following a brief discussion, it was moved:

That HOTC#2015-01 funding request by 1921534 Ontario Ltd at 22 Fourth St E, be approved as follows:

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

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Bernadette Clément, Councillor

Seconded By: Brock Frost, Councillor

MOTION APPROVED

2 CPPEC Recommendation Feb 5, 2015 HOTC#2015-02 903 Brookdale

Click for detail --> 

Dana McLean advised this is an application by 2005455 Ontario Inc at 903 Brookdale Ave for HOTC funding assistance in an amount up to \$7,500 to assist with the Architectural and Engineering plans required for development of a new restaurant. The property has been vacant for over a year.

Councillor Claude McIntosh said his preference was to spend CIP dollars downtown to support business owners with less financial resources and/or buildings in need of revitalization.

Councillor André Rivette stated that CIP funds should be kept for developers who don't have the resources to improve a property.

Councillor Justin Towndale said that an application should not be turned down because an applicant has deeper pockets.

Councillor David Murphy commented that in the past, similar applications weren't vetted or approved by council using that criteria and said "that in the last four years we didn't hear too many objections, I can count on two fingers the times we voted for rejection."

Councillor André Rivette said it is a good project, but that taxpayers should not be supporting big businesses.

Councillor Elaine MacDonald clarified the \$7,500 is not coming out of property taxes, but from a "separate envelope" that was created when the provincial government forgave a substantial business improvement loan (i.e. Mortgage loan for Cornwall Square).

Mayor Leslie O'Shaughnessy cited the rationale for the CIP is to improve business areas that have fallen on harder times. He added that the program has been successful in the revitalization of the Pitt Street downtown, but not as much in Le Village on Montreal Road East, and that any dollars that are being spent, should go to help Le Village.

Councillor Brock Frost empathized with this thinking, but said it shouldn't come at the expense of a successful applicant who met the criteria.

Councillor Bernadette Clément agreed with the mayor's concerns, but said she would support the proposal. However, she asked PAC to start finding creative ways of funnelling more money into Le Village.

There was a motion to close out debate on this item of the meeting.

Moved By: Carilyne Hébert, Councillor
Seconded By: Brock Frost, Councillor

MOTION APPROVED

It was then Moved By: Bernadette Clément, Councillor
Seconded By: Elaine MacDonald, Councillor

To approve the CPPEC recommendation to support this proposal - Program 3: Project Design Grant - \$7,500, and proceed to a future Council meeting for final approval.

A recorded vote was requested by Councillor André Rivette and subsequently taken:

Councillor	For	Against
O'Shaughnessy, Leslie, Mayor		X
Clément, Bernadette, Councillor	X	
Frost, Brock, Councillor	X	
Hebert, Carilyne, Councillor	X	
MacDonald, Elaine, Councillor	X	
McIntosh, Claude, Councillor		X
Murphy, David, Councillor	X	
Rivette, André, Councillor		X
Towndale, Justin, Councillor	X	

MOTION APPROVED

3 CPPEC Recommendation Feb 5, 2015 HOTC#2015-03 113 Amelia

Click for detail --> 

Dana McLean advised this is an application by 1408346 Ontario Inc at 113 Amelia for HOTC funding assistance in an amount up to \$7,500 to assist with the Architectural and Engineering plans required for development. Following a brief discussion, it was moved:

That HOTC#2015-03 funding request by 1408346 Ontario Inc at 113 Amelia, be approved as follows:

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

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Bernadette Clément, Councillor

Seconded By: Brock Frost, Councillor

MOTION APPROVED

4 CPPEC Recommendation Feb 5, 2015 BR#2015-01 22 Fourth St E

Click for detail --> 

Dana McLean advised this is an application by 1921534 Ontario Ltd at 22 Fourth St E for Brownfield funding assistance in an amount up to \$7,500 to assist with the Environmental Site Assessment Phase II. Following a brief discussion it was moved:

That BR#2015-01 funding request by 1921534 Ontario Ltd at 22 Fourth St E, be approved as follows:

Program 2: Environmental Site Assessment Grant - \$7,500

Moved By: Bernadette Clément, Councillor

Seconded By: Brock Frost, Councillor

MOTION APPROVED

5 CPPEC Recommendation Feb 5, 2015 HOTC#2014-05 Addendum 317 Pitt St

Click for detail --> 

Dana McLean advised this is an addendum application by Baird-Payette Holdings Ltd at 317 Pitt St for HOTC funding assistance in an amount up to \$38,575 to assist with the renovations to the exterior and interior. Following a brief discussion it was moved:

That HOTC#2014-05 Addendum funding request by Baird-Payette Holdings Ltd at 317 Pitt St, be approved as follows:

Program 2: Building Restoration & Improvement Program - \$26,575

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

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant

Moved By: Bernadette Clément, Councillor

Seconded By: Brock Frost, Councillor

MOTION APPROVED

6 CPPEC Recommendation Feb 5, 2015 HOTC#2013-13 Addendum 806 Pitt St

Click for detail --> 

Dana McLean advised this is an addendum application by Dr. Steven Deneka at 806 Pitt St for HOTC funding assistance in an amount up to \$6,300 to assist with the Architectural and Engineering plans required for development. Following a brief discussion, it was moved:

That HOTC#2013-13 Addendum funding request by Dr. Steven Deneka at 806 Pitt St, be approved as follows:

Program 3: Project Design Grant - \$6,300

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Bernadette Clément, Councillor

Seconded By: Brock Frost, Councillor

MOTION APPROVED

7 CPPEC Recommendation Feb 5, 2015 BR#2014-04 Addendum Tenth St E

Click for detail --> 

Dana McLean advised this is an addendum application by 648441 Ontario Ltd at Tenth St E for Brownfield funding assistance in an amount up to \$4,792 to assist with the tipping fees based on actual costs. Following a brief discussion, it was moved:

That BR#2014-04 Addendum funding request by 648441 Ontario Ltd at Tenth St E, be approved as follows:

Program 5: Discretionary Municipal Tipping Fees Grant - \$4,791.90

Moved By: Bernadette Clément, Councillor

Seconded By: Brock Frost, Councillor

MOTION APPROVED

INFORMATION:

None

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, March 16, 2015.

ADJOURNMENT:

That the meeting be adjourned at 9:30 PM.

Moved By: Brock Frost, Councillor

Seconded By: Leslie O'Shaughnessy, Mayor

MOTION APPROVED

Maurice Dupelle, Chair

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-02) of Tuesday, February 17, 2015 be approved as presented.

Moved By: Andre Rivette, Councillor

Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED