

# Minutes

## Planning Advisory and Hearing Committee

**Meeting ID:** 2016-01  
**Meeting Date:** Mon January 18, 2016 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  
Carilyne Hébert, Councillor  
Claude E. McIntosh, Councillor  
Justin Towndale, Councillor  
Mark A. MacDonald, Councillor  
Denis Carr, Councillor

### **Attendance Staff:**

Bill de Wit, Division Manager, Municipal Works  
Ely Daniels, Administrative Assistant  
Ken Bedford, Supervisor, Planning Division  
Mark A. Boileau, General Manager, Economic  
Development, Planning, Parks and Recreation  
Mary Joyce-Smith, Senior Planner

### **Attendance Media:**

**Greg Peerenboom, Cornwall Standard Freeholder**

### **Attendance Public:**

**There were 10 gallery members present.**

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

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

### **ROLL CALL:**

Roll Call was conducted by the Recording Secretary.

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

As there were no additions or deletions, the Agenda was approved as presented.

Moved By: Leslie O'Shaughnessy, Mayor  
Seconded By: Carilyne Hébert, Councillor

**MOTION  
CARRIED**

**ADOPTION OF THE MINUTES:**

**1 November 16, 2015 Planning Advisory and Hearing Committee Meeting**

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2015-08) of Monday, November 16, 2015 be approved as presented.

Moved By: Andre Rivette, Councillor  
Seconded By: Carilyne Hébert, Councillor

**MOTION CARRIED**

**DECLARATION OF CONFLICT OF INTEREST:**

None declared.

**BUSINESS ARISING FROM THE MINUTES:**

None.

**PRESENTATION(S):** (As the single Agenda item being the Non-legislated Public Meeting, input by the public is welcomed at the pleasure of the Planning Advisory Committee (PAC)).

**i.) Proposed Preliminary Design Option(s) for the Redevelopment of 340 Pitt Street Courtyard, City of Cornwall, (RFP # 15-P13)**

A PowerPoint presentation/public meeting by EDA Collaborative Inc. (Mr. Patrick Li - Principle) as lead Landscape/Design Architecture firm, under awarded RFP#15-P13 contract.

EDA Collaborative have worked closely with the City's Design Steering Committee chaired by Mr. Bill de Wit, Division Manager, Municipal Works, to develop preliminary design option(s) for discussion/feedback and to seek 'Support in Principle' from PAC/Council.

Municipal Works Manager Bill de Wit provided an update as to why and how EDA Collaborative became involved in providing concept drawings. He explained how the Justice Building's concrete pad and water fountain had been identified as needing major repairs (\$40,000) and that before spending large sums of money on repairs, wanted to examine whether a comprehensive face lift would be a better alternative.

Mr. Patrick Li, Principle of EDA Collaborative Landscape Architectural Consultants advised that last October, they were awarded the contract to develop conceptual drawings for the Redevelopment of 340 Pitt Street Courtyard Redevelopment, for review and comment by local stakeholders and the general public. Their objectives were to enhance the existing grounds of the municipal buildings within the project site, create an attractive, safe and secure public space for residents and visitors alike, instill a sense of place and community pride. The conceptual plans presented were designed to create a fully accessible public space for gatherings and other planned events with unique design features such as outdoor furniture, large light structures, and a permanent Christmas tree, with opportunities to include public art, water features and a community garden. He added that the features presented remain consistent with the philosophy of the Centretown Streetscape Design Report which was endorsed by the City Council (2012).

Their preliminary and basic alternative design concepts ranged from \$75,000, to \$175,000+ levels, depending on the scope of the revitalization. With a notably more comprehensive phased design scheme, the actual construction and landscaping average costs would depend on what phases are incorporated: phase 1, \$393,000; phase 2, \$751,000; phase 3, \$323,000; phase 4, \$121,000; and phase 5, \$200,000. Mr. Patrick Li advised that although they are far from achieving consensus, this is a good step forward to move into the right direction.

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

PAC Secretary Ken Bedford advised that as a non Planning Act item (Presentation by EDA Collaborative), there is no specific notice requirement, however, a Notice did appear in the January 12, 2016 edition of the Standard-Freeholder and is posted on the City's Website.

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

PAC Chair Maurice Dupelle asked whether there were any questions or comments from the public.

A Public gallery attendee, being a member of Transition Cornwall, said he endorsed this new redevelopment project and that it would make a wonderful civic space, and the City of Cornwall proud.

The Former Waterfront Committee Chair, expressed that although it is a wonderful project, she had concerns that funds would be taken away from the Pointe Maligne/Lookout Point (Waterfront redevelopment project) to help fund this new project. She added that the Waterfront Committee budget experienced several cuts over the years, and that this new project is twice the budget of the Waterfront Committee.

PAC Chair Maurice Dupelle asked three times whether there were any other questions from the public, and as there were none, addressed the members of PAC.

There was a consensus amongst several councillors that cost of the project was a factor, but most were supportive that the revitalization, over time, could be worthwhile.

Municipal Works Manager, Bill de Wit also explained how the prospect of federal cash for the Justice Building project is also remote for the short-term, as the grant programs are set up for shovel-ready projects. He stated "We need to do design work, so we're not ready to go yet".

PAC Secretary Ken Bedford provided clarification with a public member's concerns regarding the Waterfront Committee's efforts with respect to the Pointe Maligne / Lookout Point project. He stated that Council has taken a position that the Pointe Maligne / Lookout Point project would be an official Canada 150 celebration project for this community, and that a concept/design phase is currently in the process by MMM Group from Ottawa. He added that the Pointe Maligne / Lookout Point project is distinctly different than this one.

Carilyne Hébert expressed how she envisioned a beautiful green space, something to be proud of, as the area has so much potential, however, the scale and extent/type of design elements should be re-examined, in order to promote a more affordable concept.

Councillor Denis Carr reminded PAC that the City has gained considerable property tax revenue by giving tax increment savings to developers, who have gone on to undertake major investments such as the Cotton Mill District redevelopment and numerous renovation projects in the B.I.A.'s. He stated "Here is a way to show to the rest of the province we are proud of our community and proud to invest in its' future".

Councillor Bernadette Clément expressed that City Hall/Justice Building area doesn't represent the City as a progressive community. She added that this area is a symbolic one which is worthy of our attention and investment.

Councillor Claude McIntosh wanted clarification with regards to the five phases, and whether it was one phase per year. He added it is a great project, but was concerned of the cost.

Mr. Patrick Li replied that it would be whatever and however the City wished to proceed. He also made a suggestion that the City find partners to obtain seed money that would help get federal and/or provincial funds.

Councillor David Murphy noted that service clubs have already raised considerable money to help build the Benson Centre.

Councillor Justin Towndale said it was a great project overall, and that there is a need to revitalize the space and repair the deficiencies that presently exist. He added that in principle he was in favour of doing something of this design type, provided it is at a manageable cost.

Councillor Elaine MacDonald stated that "as far as the cost, you can't put a price on a public space, as they contribute so much to a Community. We don't need to do this project all at once. We can break it down into bites that the City could handle".

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

Following a further brief discussion by PAC,

A motion was put forward to support the initiative in principle, as presented.

Moved By: Denis Carr, Councillor

Seconded By: Carilyne Hébert, Councillor

**MOTION CARRIED**

**OTHER / NEW BUSINESS:**

N/A

**INFORMATION:**

None

**NEXT SCHEDULED MEETING:**

The next scheduled meeting will be held on Tuesday, February 16, 2016 as Monday will be Family Day.

**ADJOURNMENT:**

That the meeting be adjourned at 8:35 PM.

Moved By: Andre Rivette, Councillor

Seconded By: Carilyne Hébert, Councillor

**MOTION CARRIED**

---

**Maurice Dupelle, Chair**

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2016-01) of Monday, January 18, 2016 be approved as presented.

Moved By: Leslie O'Shaughnessy, Mayor

Seconded By: Elaine MacDonald, Councillor

**MOTION APPROVED**