

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2014-01
Meeting Date: Tue February 18, 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
Bob Kilger, Mayor
Glen Grant, Councillor
Syd Gardiner, Councillor
David Murphy, Councillor
Denis Carr, Councillor
Gerald E. Samson, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning Division
Ely Daniels, Administrative Assistant
Ken Bedford, Supervisor, Planning Division
Mary Joyce-Smith, Senior Planner
Stephen Alexander, General Manager, Planning, Parks and Recreation

Regrets:

Bernadette Clément, Councillor
Denis Thibault, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor

Attendance Media:

Ed Allard

Attendance Public:

Rory Baksh, Project Manager, Dillon Consulting Ltd.
Ron Chenier - Commercial Real Estate Developer/Dominion Place
Chris Little - President, CK Cornwall Corp.
Gunanayagam Ramesh - 338/340 Fourth Street W.
Kevin Amyotte - 330 Fourth Street W.
Shane Arbuthnot - 1016 Second St. W.
Gerry Lalonde - 330 Clark
Kevin Barron

Pauline Ménard - 371 Cumberland St.

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chairman Glen Grant called the meeting to order at 7:15 p.m.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented

Moved By: Gerald E. Samson, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 December 16, 2013 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No.2013-09) dated Monday, December 16, 2013 be approved as presented.

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

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

Rory Baksh, Project Manager, Dillon Consulting, provided an overview of the combined Official Plan Review and Comprehensive Land Needs Analysis and Population Target Study. He highlighted the project's key issues such as;

understanding Cornwall's need for more land and justifying an urban boundary, conforming to the Provincial Policy Statements with success being Ministry of Municipal Affairs approval, their innovative consultation that engages the community and their plan to growing the City of Cornwall in a major trade corridor. With regards to the comprehensive land needs analysis and population target study, he emphasized their understanding of provincial, regional and local economic drivers, ability to quantify growth trends of future population, housing and employees, assessment of the development and redevelopment opportunities to accommodate growth in order to determine the acreage of new land needed for housing and employment. For the Official Plan Review, he described how they will incorporate provincial planning direction, integrate recent Cornwall plans, set the 'urban boundary' for Cornwall, plan for future development, strengthen good policies in the OP and incorporate new requirements/trends as well as feedback from citizens and stakeholders. He gave a summary of their realistic schedule and project plan from public launch to Council adoption, and how their community engagement plans are future focused and involve customized community and interactive events. He highlighted the most recent community engagement event "Cornwall is My Place", as well as their next steps over the upcoming months, and concluded that by mid June they will be in a position to provide an Official Plan vision and strategic direction to PAC.

Chairman Glen Grant addressed PAC Committee members and asked if there were any questions/comments for Rory Baksh.

Councillor Gerald Samson asked whether Le Village would be part of their analysis.

Rory Baksh replied that their analysis would include Le Village.

Councillor André Rivette stated that the recent community engagement event was the most interactive information gathering process he had ever seen.

The PAC Secretary replied it was an intense and energetic public consultation process. Due to the age of the City's Official Plan, the Steering Committee felt that Dillon had the strength to be successful with that type of comprehensive consultation process.

Councillor Denis Carr asked whether Dillon had noticed any major changes from previous times spent in Cornwall, and whether they had heard positive things about the City.

Rory Baksh replied that big investments are a major driving force in the economy and an important factor happening in the City of Cornwall. He added that some changes are occurring at an even pace, and that he firmly believes the City is moving forward and will continue to grow. He added that compared to what is presently happening in neighbouring municipalities, the City of Cornwall is in a very strategic position.

Chairman Glen Grant thanked Rory Baksh for his excellent work and open, professional approach.

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Ken Bedford advised that there were two public meeting items for consideration by PAC. Both items were advertised in the Standard-Freeholder on Saturday, January 18, 2014. A subsequent notice was sent out on Thursday, January 16, 2014 to property owners for PAC Number Z-01-14 regarding an application to rezone lands from Residential 20 (RES20) to Residential 30 (RES30) with site-specific exceptions to facilitate the redevelopment of the sites at 331 and 333 Cumberland St., Cornwall, to accommodate the construction of a 15 unit, 3 storey apartment building.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 Application for a Zoning Bylaw Amendment from Residential 20 (RES20) to Residential 30 (RES30) with Site Specific Exception(s) on Part of Lot 27, South Side of 4th Street, situated at 331- 333 Cumberland Street, Cornwall (PAC File Z-01-14)

Click for detail --> 

Mary Joyce-Smith reviewed her PowerPoint presentation and advised that the applicant, Chris Little, President of CK Cornwall Corp. is requesting the City consider changing the zoning on these two (combined) properties so that a new aesthetically pleasing building can be constructed. Given the unit count of 15 and the introduction of an elevator, the need to request the zoning change is required. Currently, both properties are zoned Residential 20 (RES20) and have an Official Plan designation of Urban Residential (URES). This application, if approved for construction of the apartment building, will rezone the properties to Residential 30 (RES30) with site specific exception(s) for a rear yard setback of 17 feet, a landscape strip of 9 feet, and provide 18 parking spaces. This new building will be of modern construction, and will have a comparable unit per acre density of that of the two original buildings destroyed by fire. It is the intent of the

developer to construct quality accessible units promoting the highest and best use with associated comparable rents. She advised that this proposal will promote intensification, in accordance with the Provincial Policy Statement and Official Plan Policy, and will be subject to Site Plan approval to ensure proper design.

Chairman Glen Grant asked whether the proponent wished to make additional comments.

Chris Little, President of CK Cornwall Corp. responded they are eager to rebuild and have met with the Engineers and Architects. They have added interior and exterior storage, including bicycle racks to provide more storage space to the tenants, and are willing to look at alternative sites for the garbage shed.

Chairman Glen Grant asked whether there were any questions / comments from the public.

Gerry Lalonde from 330 Clark had concerns that there were going to be more units than there were before and not less. He wanted clarification as to whether there would now be 18. He also asked whether the building would be higher than the one that was destroyed by fire.

Mary Joyce-Smith replied that according to the application details, there was previously a 12 unit dwelling on the one lot, while the assessment records showed 6 units on the other lot. The new development will total 15 units.

Chris Little added that the building will be 3 1/2 storeys high and will have the same height as the previous one.

Pauline Ménard from 371 Cumberland Street stated she was happy about the new development but had the following concerns; she did not want a chain link fence and wanted to have access to her fence for repairs, etc. She suggested perhaps introducing a guardrail which would protect her fence as well as her car. She had further concerns with regards to the proximity of the garbage shed and its' maintenance, the drainage of the snow and rain, as well as the glare of lights in the parking lot. She questioned where the additional cars were going to park as the new building would have 15 units and 1 parking space available per unit.

PAC Secretary Ken Bedford replied that as part of the development plans they would be willing to put her issues into consideration during Site Plan Control. He encouraged her to contact the Planning Department in the next several weeks to see the progress of those plans with Mr. Chris Little, Karl Doyle, Mary Joyce

Smith and himself. The Bylaw, if accepted to go forward, would not be dealt with until March's Council meeting, so there would be sufficient time to look at all her concerns.

Chairman Glen Grant asked three times if there were any other questions from the public, and as there were none, he addressed the members of PAC.

Councillor André Rivette stated it will be a great development and will increase the assessment of surrounding buildings.

Councillor Samson stated concerns have been heard with regards to lighting and chain linked fence and asked whether the building could be moved closer to the street.

PAC Secretary Ken Bedford replied that because of set back standards, the building is well set on the site. Due to the Fly Creek easement going through the front part of the property, there cannot be any structure on the easement. The location of this easement dictates that the building needs to be set back and the parking needs to be emphasized in the front.

Councillor Denis Carr asked whether Ms. Ménard had a chance to speak to the proponent, and whether the proponent would be willing to have discussions with Ms. Ménard. He also asked whether the proponent saw any major issues with her concerns.

Ms. Ménard said she did not have a chance to speak with the proponent and the proponent replied he had no problems in meeting with Ms. Ménard to discuss her concerns.

Councillor David Murphy asked whether the Planning Department had received any further complaints from residents in the area.

Mary Joyce-Smith replied there were none apart from those heard this evening.

Councillor Syd Gardiner raised concerns with the number of parking spaces available, and what other alternatives, if any, did the developer have in order to deal with extra cars (visitors).

Mary Joyce-Smith replied the Bylaw stipulates 1.33 parking spaces per apartment unit; 1 space per apartment unit, and .3 space per visitor. This scenario provides for 18 parking spaces instead of 20, and suggested that some consideration could perhaps be given to the parking management for the whole site.

PAC Secretary Ken Bedford added that satellite parking could be used to offset some parking deficiencies. He suggested the proponent approach the owner of the commercial operation situated northwest of the buildings where there is ample parking spaces, and come to an agreement with him.

Mayor Bob Kilger thanked the proponent for his investment in Cornwall and stated the development will enhance that entire neighbourhood. The quality of the building has been well received by neighbours, and he is reassured that through Site Plan Control, Ms. Ménard's concerns will be addressed.

2 CPPEC recommendation for Proposed Priority Area Mapping Amendment to the Heart of the City (HOTC) Community Improvement Plan

Click for detail --> 

PAC Secretary Ken Bedford advised this is a CPPEC recommendation to introduce a new priority area map to connect the existing priority areas of the Downtown Business Improvement Area (DBIA) and Le Village Business Improvement Area (BIA), within the current applicable HOTC CIP map(s) and Official Plan Schedule 6: Community Improvement Policy Area.

Dana McLean stated they are proposing an amendment to the HOTC CIP by way of a small map addition to address the connectivity link between the two BIA'S, which will assist in providing a priority designation for funding systems to complete the renovation / rehabilitation of these areas and, also fundamentally supported by the two BIA's and HOTC/Centretown Groups as a long-term objective in strengthening such unifying revitalization efforts.

Chairman Glen Grant asked three times if there were any other questions from the public, and as there were none, he closed the public meeting portions.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 Application for a Zoning Bylaw Amendment from Residential 20 (RES20) to Residential 30 (RES30) with Site Specific Exception(s) on Part of Lot 27, South Side of 4th Street, situated at 331- 333 Cumberland Street, Cornwall (PAC File Z-01-14)

Click for detail --> 

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

i) The subject lands be rezoned from Residential 20 (RES20) to Residential 30 (RES30) with site-specific exceptions to Minimum Rear Yards (Section 02-3-3), Front Yard Parking (Section 01-3-3) and Parking Ratios (Section 01-3-10) as detailed in Section C of this report, to facilitate the redevelopment of the sites at 331 and 333 Cumberland Street to accommodate the construction of a 15 unit, 3 storey apartment building;

ii) Subsequent development on the sites will be subject to Site Plan Control Approval.

Moved By: Denis Carr, Councillor

Seconded By: André Rivette, Councillor

MOTION APPROVED

2 CPPEC recommendation for Proposed Priority Area Mapping Amendment to the Heart of the City (HOTC) Community Improvement Plan

Click for detail --> 

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

i) THAT the proposed Amendment to the City's Heart of the City Community Improvement Plan (CIP) as identified in Section C of the report be approved in full;

ii) THAT Council pass a Resolution of Support and Endorsement, as proposed in the Attachment of the report, demonstrating its commitment to updating of the Heart of the City CIP;

iii) THAT based on Council's passing of an Amending Bylaw, under Sections 17 and 28 of the Ontario Planning Act and Bill 130 Provisions staff send a copy of the Bylaw with supporting cover letter to the Ministry of Municipal Affairs and Housing (MMAH Kingston Office) for information; and

iv) THAT Planning staff subsequently consolidate the Heart of the City CIP based on the amendments, once the final Notice of Decision of the Municipality passes its Appeal period and it comes into force.

Moved By: André Rivette, Councillor

Seconded By: David Murphy

MOTION APPROVED

OTHER / NEW BUSINESS:

**1 CPPEC Recommendation December 19, 2013 HOTC#2006-10
Addendum 1 Second St E**

Click for detail --> 

Dana McLean advised this was an amending application by Dominion Place at 1 Second St E. for HOTC funding assistance in an amount up to \$1,275,708 under the tax increment grant and Municipal fees grant.

That HOTC #2006–10 Addendum funding request by Dominion Place Inc. at 1 Second Street E. be approved as follows:

Program 1: Rehabilitation & Redevelopment Grant (TIG)....\$1,251,988
Program 5: Municipal Planning/Development Fees Grant.....\$23,720

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

MOTION APPROVED

Mayor Bob Kilger gave recognition to the Chenier and Markell families for their considerable investment in Cornwall and stated this development will be the flagship of the Downtown and a positive transition in the area.

2 Highlights of the Committee of Adjustment for the Year 2013

Click for detail --> 

PAC Secretary Ken Bedford stated that this report provides highlights of the Committee of Adjustment Activity for the Year 2013 and that it be received by PAC.

INFORMATION:

i.) PAC members received MMAH - Workshop Flip Chart Notes which were transcriptions of notes made by participants at the Ottawa workshop on the Land Use Planning and Appeal System Review. They do not necessarily reflect the views of the province or Ministry of Municipal Affairs and Housing.

PAC members also received a communication from AMO with regards to their Policy Update on MMAH Consultation.

ii.) Stephen provided brief comments with regards to the Waterfront Regeneration Workshop and highlighted that the Waterfront Trail continues to remain a key item in the City's strategic plan.

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Tuesday, April 22, 2014, as PAC Meeting scheduled for March 17, 2014 was cancelled.

ADJOURNMENT:

That the meeting be adjourned at 8:45 PM.

Moved By: Denis Carr, Councillor

Seconded By: Bob Kilger, Mayor

MOTION APPROVED

Councillor Glen Grant, Chair

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2014-01) dated Tuesday, February 18, 2014 be approved as presented.

Moved By: Gerald E. Samson, Councillor

Seconded By: André Rivette, Councillor

MOTION APPROVED