

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2019-02
Meeting Date: Mon March 18, 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
Amanda Brisson, Lay Member
Ron Symington, Lay Member

Attendance Staff:

Dana McLean, Development Coordinator
Ely Daniels, Administrative Assistant
James Fawthrop, Division Manager, Parks and Recreation
Karl Doyle, Senior Planner
Mark A. Boileau, General Manager, Planning, Development and Recreation
Mary Joyce-Smith, Division Manager, Planning
Maureen Adams, Chief Administrative Officer

Regrets:

Maurice Dupelle, Councillor
Todd Bennett, Councillor

Attendance Media:

Two (2) members of the media were present.

Attendance Public:

Eleven gallery members were present.

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

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

ROLL CALL

Roll call was conducted by Recording Secretary, Ely Daniels.

ADOPTION OF AGENDA

Motion to adopt the Agenda as presented.

Moved By: Glen Grant, Councillor

Seconded By: Claude McIntosh, Councillor

Motion Carried

ADOPTION OF MINUTES

Motion to endorse the following Minutes as presented.

1 February 19, 2019 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

Moved By: Ron Symington, Councillor

Seconded By: Justin Towndale, Councillor

Motion Carried

DECLARATION OF CONFLICT OF INTEREST:

There were no disclosures of interest declared.

BUSINESS ARISING FROM THE MINUTES:

None.

PRESENTATION(S):

A presentation was provided by Mr. Mike Tocher, project lead from **thinc** design; consultants retained to prepare the updated Master Plan for the City's Waterfront. He highlighted the project's intent, process and schedule, work completed thus far, key findings to date, guiding principles, draft recommendations and subsequent steps as they move towards the next round of public participation on

April 9th, 2019.

At this April Open House session, members of the public will have the opportunity to review over 70 draft recommendations to the main areas of the Waterfront; Guindon Park, Canal Lands, Lamoureux Park, Harbour to College and East Front. Some of the draft recommendations suggested were: various spaces along the Waterfront for viewing and boat accommodations, an off-leash dog park in the Harbour to College area, re-orienting the Bandshell to improve acoustics in Lamoureux Park, a wakeboard cable water park in the Canal area, a Waterfront Spa, a floating playground and stargazing area in Guindon Park, etc. He added that at the April Open House the public will have an opportunity to identify priority projects and provide input on the criteria used to assess the implementation sequence.

Since this item was not a public meeting item under the Planning Act, Chair Elaine MacDonald asked if there were any questions/comments from the PAC.

With respect to one of the recommendations to transition Legion Park into a passive park space to accommodate a new promenade along the length of the Lamoureux Park, Councillor Justin Towndale stated that he believes there is enough passive-use space to bring people to the park and ball diamonds. He stated that without the diamonds, there would be a lack of usage in that area. He also added that he had concerns that the ball fields would be removed before something better is built.

Project lead, Mike Tocher replied that the vision for the baseball diamonds at Legion Park is that they be phased out many years from now after an expanded sports facility is built at the Benson Centre; a change that could be beneficial for baseball in Cornwall in the long-run. He added "The thing to remember is that this is a long-term plan". They are not suggesting that this happen in the next five years or maybe in the next 10 years. Perhaps there is a need for more space and more diamonds. He stated that a comment that keeps resurfacing is that there is limited opportunity to host tournaments with the current configuration. He added that the promenade would be the new face of the waterfront, while providing some needed structure and accessibility to the park, and meant to tie together otherwise disconnected waterfront areas, from the canal lands all the way to the marina. The ball fields would interrupt the path of the promenade on its way to Pointe Maligne, an issue that would be solved if the baseball diamonds were replaced with a sports complex at the Benson Centre. The promenade is part of a larger vision to remake the Pointe Maligne area, which could include the creation of the first public off-leash dog park in Cornwall.

Councillor Carilyne Hébert stated she was a fan of the proposed promenade and hoped that it could be built without having to relocate the ball diamonds. She added that she was certain that Administration could come up with a creative solution to bring the promenade to the Waterfront without disrupting the diamonds.

Project lead, Mike Tocher stated that based on the feedback received at the upcoming Open House, some proposals might be removed or added to their recommendations to Council.

Councillor Glen Grant said he liked the plan and that it was well thought out. He added he was eager to meet with the public at the upcoming Open House.

Mayor Bernadette Clément thanked Mr. Tocher and asked if they had consulted with the Mohawk Council of Akwesasne (MCA) and whether they had been involved in the process.

Project lead, Mike Tocher replied that the MCA were approached at the beginning of the project and did participate and express interest at the last Design Charrette. He added that the MCA had not seen this level of detail yet and that no further meeting(s) had taken place with them since then.

Mayor Bernadette Clément replied that Administration will have to make a deliberate approach to have further conversations with the MCA about it. She also added that this plan does succeed in sparking the imagination and getting the community picturing what this could be. Her concerns however are always about public input. She asked whether the upcoming Open House would follow the same traditional process and if it was possible that the next Open House be a little more "jazzier". She added that this plan is one of the City's most important plans from a public sentiment point of view, and it's time for us to be very 2019 in terms of how we attract attention and public input.

Partner Mike Tocher replied that they can and will definitely look at that.

Lay Member Amanda Brisson said she was concerned about the number of community voices not being strong enough for Council to approve a plan only seen by a few hundreds of people in a community that stands at 47,000. She urged the need to make it easier for the general population to be a voice and an essential part in this plan.

Following a comprehensive discussion, the PAC received this presentation with no further action.

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, February 23rd, 2019 covering two Public Meeting items with respect to Zoning By-law Amendment Applications: PAC File Z-01-19 a vacant parcel located on Marleau Avenue in support of a new commercial storage facility; and PAC File Z-02-19 a vacant parcel along the northwest quadrant of Brookdale Avenue to support the introduction of a new automotive sales development. In addition to the newspaper notice, a 400' radius letter Notice was sent out to land owners around the subject properties on Tuesday, February 26th, 2019.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 Taylor Servais - Review of an application for a Site Specific rezoning from Manufacturing 40 (MFR 40) to Manufacturing 40 with exception (MFR 40 EXC) in support of a new Commercial Storage Facility development on a vacant parcel located on Marleau Avenue (northwest of Education Road), legally described as East ½ of Lot B, Concession 1, Parts 1, 2 and 3 on Plan 52R-2213 (PAC # Z-01-19).

Click for detail --> 

Senior Planner Karl Doyle advised that an application had been received by Taylor Servais to rezone a vacant parcel of land situated along Marleau Avenue from Manufacturing 40 (MFR 40) to Manufacturing 40 with exceptions (MFR40 - EXC) in order to introduce a secured Commercial Storage Facility development. He added that the Planning Division is supportive of the introduction of the Commercial Storage Facility development on the subject vacant parcel, and that Planning staff reviewed the application along with relevant supporting documentation and concluded that the proposed use is compatible with the surrounding land uses, is in context with the area and that the development will be subject to a Site Plan approval.

Chair Elaine MacDonald asked three times if there were any questions/comments from the audience, and as there were none, she opened discussions to PAC members.

2 Cornwall Honda - Rick Taylor- Review of an application to rezone vacant lands situated on Brookdale Avenue from Rural Area (RA) to Community Commercial-Shopping Centre (CC-SC) in support of a new automotive sales development situated on a vacant 16 acre parcel along the northwest quadrant of Brookdale Avenue and south of Highway 401, legally described as Part Lot 13, Concession 3 (PAC FILE # Z-02-19).

Click for detail --> 

Senior Planner Karl Doyle advised that an application had been received by Architecture49 (A49), WSP and Andre Poirier on behalf of Mr. Bill Woolley and 2669581 Ontario Inc. - Cornwall Honda and the Graveley Estate, to rezone vacant lands situated on Brookdale Avenue from Rural Area (RA) to Community Commercial-Shopping Centre (CC-SC) to support a new automotive sales development. He added that lands to the immediate north and east already enjoy a commercial designation and zone, which is consistent with other Brookdale frontage properties on both sides of the avenue, both north and south of Highway 401. The immediate proposed commercial project (Cornwall Honda) and future commercial activities that will eventually establish on the remainder of the 16 acre lands may encompass other commercial land use activities which would be similar with existing activity in this corridor. He stated that the proposal at hand is consistent with and conforms to numerous Official Plan and PPS policies. It will complete the long term development pattern along the Brookdale corridor and will benefit from the full servicing along the corridor that should be completed by late 2020. General conditional support exists for the proposal amongst departments and agencies, the concern is mainly regarding the submitted Environmental Impact Statement (EIS) as discussed in the report. He reiterated that it is important to realize that these developments are subject to the Site Plan approval process such that review of buffering, servicing, lighting, landscaping and traffic issues are satisfactorily addressed. Furthermore, as part of the recommendation to the members of PAC, Planning staff will ensure that both the City and RRCA are satisfied with the required revised Environmental Impact Statement (EIS) for the subject site prior to allowing development to proceed. He concluded that the proposal represents an investment commitment in the Municipality, which should not be detrimental to other existing commercial nodes in the Cornwall core due to the 'transient/travelling public' nature of the project components.

Chair Elaine MacDonald asked three times if there were any questions/comments from the public, and as there were none, she opened discussions to PAC members.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 Taylor Servais - Review of an application for a Site Specific rezoning from Manufacturing 40 (MFR 40) to Manufacturing 40 with exception (MFR 40 EXC) in support of a new Commercial Storage Facility development on a vacant parcel located on Marleau Avenue (northwest of Education Road), legally described as East ½ of Lot B, Concession 1, Parts 1, 2 and 3 on Plan 52R-2213 (PAC # Z-01-19).

Click for detail --> 

Councillor Glen Grant stated he supported the new Storage Facility development but needed clarification with respect to a statement in the report that read "the strong majority of the operation will be fully enclosed within the buildings with **minimal** externalized storage strategically placed...". He asked what minimal meant.

Senior Planner Karl Doyle replied that the dimension will be determined during the Site Plan process, and added that they will ensure that there is an adequate size that is allocated/buffered in the rear yard, away from Marleau Avenue.

Following a further brief discussion, there was a motion that the Planning Advisory and Hearing Committee (PAC) recommends to City Council the following:

- (a) That the subject lands be rezoned from Manufacturing 40 (MFR 40) to Manufacturing 40 with exceptions (MFR40 - EXC) in support of a new Commercial Storage Facility development.
- (b) That the new development be subject to a comprehensive Site Plan Control Approval process and the Phase 2 Archeological Assessment be conducted prior to allowing development on the north limit of the property.

Moved By: Syd Gardiner, Councillor

Seconded By: Carilyne Hébert, Councillor

Motion Carried

2 Cornwall Honda - Rick Taylor- Review of an application to rezone vacant lands situated on Brookdale Avenue from Rural Area (RA) to Community Commercial-Shopping Centre (CC-SC) in support of a new automotive sales development situated on a vacant 16 acre parcel along the northwest quadrant of Brookdale Avenue and south of Highway 401, legally described as Part Lot 13, Concession 3 (PAC FILE # Z-02-19).

Click for detail --> 

At this time, proponent André Poirier stated he is the solicitor for the applicant, and that Architect Rick Taylor from Architecture49 and Brian Gravely member of the Graveley Estate were present to address any questions from PAC and members of the public. He added that they are in the process of buying the property and in its' acquisition a number of conditions must be met: due diligence which is almost complete, consent obtained by the Committee of Adjustment, and finally the rezoning from Rural Area to Community Commercial Shopping Centre required for the proposed use.

Councillor Claude McIntosh directed his question to GM of Planning, Development and Recreation Mark Boileau and asked whether without the implementation of the sanitary sewers, this development would be happening.

GM of Planning, Development and Recreation Mark Boileau replied that in terms of service, the timing of the sanitary sewers being put in place, the development will be much more beneficial and reliable.

Lay Member Ron Symington stated he supports the project and had a site plan question with respect to the entrance from Brookdale Avenue. He asked whether it would be a shared entrance or if there was sufficient land on either side of the two properties.

Architect Rick Taylor from Architecture49 replied that the entrance will be shared with the rest of the property and that it had been reviewed by the city's traffic engineer.

Councillor Eric Bergeron stated that he supports the proposal but had concerns with respect to traffic congestion on Brookdale Avenue north. He asked whether this issue was factored into the project.

Senior Planner Karl Doyle replied that during the Site Plan process the city's traffic engineer will analyze and make suggestions to relieve any potential issues along that main strip.

Councillor Carilyne Hébert asked for clarification with respect to the change in the RRCA's decision, as their letter states they were not prepared to endorse the proposed zoning amendment.

Senior Planner Karl Doyle replied that the RRCA did not change their decision. According to Natural Heritage Policies within the Official Plan, a number of studies must be completed in order to make certain that no negative impacts exist on natural features or their ecological functions. Although the 2008 report and its subsequent desktop review audit were completed, the site surveys, on-site field visits, etc. were not conducted using the MNR Ontario Wetland Evaluation System (OWES). In order for the proposal to move forward, in the spring, a QP will analyze the site through an on-site inspection, and provide an up-to date study and the findings will be reported back to the RRCA. Once completed, the RRCA will have enough information to make an informed decision and provide appropriate recommendations on the proposed zoning amendment.

Following a further brief discussion, there was a motion that the Planning Advisory and Hearing Committee (PAC) recommends to City Council the following:

- (i) That the subject lands be rezoned from Rural Area (RA) to Community Commercial-Shopping Centre (CC-SC) in support of a new automotive sales development, (Cornwall Honda); and
- (ii) That findings/recommendations of the various associated studies/reports including, but not limited to, the Stormwater Management Report, Servicing Report, Stage 1 Archaeological Assessment, Natural Heritage Impact Statement, Environmental Impact Statement and Geotechnical Investigation be approved and implemented to the satisfaction of the Municipality and Agencies prior to proceeding with development of the subject site.

Moved By: Justin Towndale, Councillor

Seconded By: Glen Grant, Councillor

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 two (2) funding applications related CPPEG items.

**1 CPPEG Recommendation March 7, 2019 HOTC#2018-02 Addendum 103
Sydney St**

Click for detail --> 

Dana McLean advised this is an application by Jerome MacDonell at 103 Sydney Street for HOTC funding assistance in an amount up to \$4,700 for new windows to continue with the facade restorations.

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

That HOTC #2018-02 Addendum funding request by Jerome MacDonell at 103 Sydney Street, be accepted as follows:

Program 4 - Facade Improvement Grant - \$4,700

2 CPPEG Recommendation March 7, 2019 HOTC#2012-13 Addendum 240 Water St W

Click for detail --> 

Dana McLean advised this is an application by RCAF Unit 424 at 240 Water Street West for HOTC funding assistance in an amount up to \$5,256 to continue with the exterior restorations as well as engineered drawings for building permits.

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

That HOTC #2012-13 Addendum funding request by RCAF Unit 424 at 240 Water St W, be accepted as follows:

Program 3 - Project Design Grant - \$2,750

Program 5 - Municipal Planning/Development Fees Grant - Actuals

Program 7 - Parking and Landscape Enhancement Program - \$2,506

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

MOVED BY: Justin Towndale, Councillor

SECONDED BY: Amanda Brisson, Lay Member

That recommended CPPEG items #1 and #2 be approved and endorsed by the PAC, as proposed, and recommend same to Council.

Motion Carried

INFORMATION:

N/A

NEXT SCHEDULED MEETING:

The next regular public meeting of the PAC is to be held on Monday, April 15, 2019.

ADJOURNMENT:

Motion to adjourn the Public Meeting of the PAC at 8:55 p.m.

MOVED BY: Claude McIntosh, Councillor
SECONDED BY: Amanda Brisson, Lay Member

Motion Carried

Elaine MacDonald, Chair