

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2016-04
Meeting Date: Mon April 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:

André Rivette, Councillor
Bernadette Clément, 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:

Dana McLean, Programs Coordinator Planning Division
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

Regrets:

Leslie O'Shaughnessy, Mayor

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Attendance Media:

Greg Peerenboom, Standard Freeholder

Attendance Public:

There were 5 gallery members present.

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: Claude E. McIntosh, Councillor

Seconded By: Bernadette Clément, Councillor

MOTION CARRIED

ADOPTION OF THE MINUTES:

1 March 21, 2016 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2016-03) of Monday, March 21, 2016 be approved as presented.

Moved By: André Rivette, Councillor

Seconded By: Bernadette Clément, Councillor

MOTION CARRIED

DECLARATION OF CONFLICT OF INTEREST:

Councillor Denis Carr declared his involvement as Program Coordinator for Heart of the City (HOTC) and advised he would not vote on any of the CPPEG items.

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

None

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Ken Bedford advised that this is the second and final P.A.C. Public Meeting for this item, which was determined to be appropriate to provide additional time for the submission of commentary on this file, and present final recommendation(s). He added that this item was given due Notice as follows:

l) For P.A.C. File Z-02-16 - City Initiated Port Divestiture lands (i.e. Harbour Lands) Official Plan (O.P.A. #31) and Zoning Bylaw Amendments, being a Planning Act related matter under Sections 17, 21 and 34, respectively. A second mail out was not conducted; however, the item was circulated again to the prescribed agencies in the Planning Act, and a bilingual newspaper notice was advertised in the Standard Freeholder on Saturday, March 26, 2016. Also, this Public Meeting item has been subsequently posted (English and French versions) on the City of Cornwall Website.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 Harbour Lands - Review of a City initiative for an Official Plan Amendment from Open Space (O.SP) to Business District (B.D.) and a corresponding rezoning from Manufacturing 20 (MFR20) to Cotton Mills District Redevelopment (CMDR) or some version thereof. The property is legally described as Part of Lot 7, Con. 1, as shown on Reference Plan 52R-3083. The site is municipally known as 5, 540, 570 and 580 Harbour Road and commonly known as the Harbour Lands.

Click for detail --> 

Mary Joyce-Smith reviewed her power point presentation and advised that to date, the Planning Division had received subsequent preliminary commentary from a property owner, being the Laframboise Group, who indicated that they have some interest of developing their lands in the future. The issue with this landowner; however, would be how future density of development and siting of buildings would impact waterfront views, and general developability of their site. She added that the Waterfront Committee also reviewed and discussed the Planning staff report of March 11th with respect to the Harbour Official Plan Amendment and Rezoning initiative and is supportive. As well, the Mohawk Council of Akwesasne (MCA) has been made fully aware of, and reviewed the initiative by the City of Cornwall to rezone the Harbour Lands to a modified version of the Cotton Mills District Redevelopment (CMDR) zone and re-designate to 'Business District', and is supportive. She concluded that the amendments proposed at this time, in the Official Plan Designation and Zoning, will serve to promote the whole site as having potential for future mixes of commercial, recreational, open space, and residential components and is consistent with recent development in the area, and moving away from Industrial land use. The change to a Business District (BD) Designation and some version of the Cotton Mills District Redevelopment (CMDR) zone will help to complete the total transformation activity of the site away from past historic uses towards future sustainable activity consistent with existing development to the east and of an environmentally compatible nature.

Chair Maurice Dupelle asked if there were any questions / comments from the public.

A member of the public asked for clarification regarding the area west of the Harbour Lands that will be changed from MFR20 to CMDR, and asked whether this was going to be dealt with in another completely different context, if it were to be put for instance, as Open Space 10.

P.A.C. Secretary Ken Bedford replied that the City is looking at the Comprehensive Review of the Zoning Bylaw, once the Official Plan Review has been completed. In a separate exercise, the City will look at all different areas of the City in terms of the zoning and their conformity with respect to zoning, and how that meets up with the Official Plan. It is an Open Space designation area, and the zoning would be harmonized to reflect that land use.

Another member of the public suggested that it would be beneficial for the City to hire a consultant firm to work on a "futuristic/contemporary plan" in order to further conceptualize the area. He also advised that the City should only allow shorter buildings in that area, so that they do not impact the views from north of Harbour Road.

A representative of the land owner, Laframboise Group, who stated he was generally supportive of the planning amendments, agreed that future density of development and siting of buildings on the Harbour Lands cannot negatively affect the views of the waterfront. A letter dated April 18, 2016 from Novatech Planning/Engineering firm representing Laframboise Group was entered into the record and articulated various Planning issues/concerns and requesting continued dialogue with the City on this Planning matter, leading up to passage of any Zoning By-law Amendment (and OPA).

A third member of the public outlined his objections to the overall Federal Port Divestiture initiative.

The Chair asked a second and third time for further questions or comments from the audience and, hearing none, subsequently closed the public meeting portion of the session.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 Harbour Lands - Review of a City initiative for an Official Plan Amendment from Open Space (O.SP) to Business District (B.D.) and a corresponding rezoning from Manufacturing 20 (MFR20) to Cotton Mills District Redevelopment (CMDR) or some version thereof. The property is

legally described as Part of Lot 7, Con. 1, as shown on Reference Plan 52R-3083. The site is municipally known as 5, 540, 570 and 580 Harbour Road and commonly known as the Harbour Lands.

Click for detail --> 

Councillor Mark MacDonald stated that this is a rezoning of approximately 16 acres of prime waterfront land, and the City's chance to make a difference. He asked for confirmation whether this process would cost the City any money. He also made reference to a previous statement by the Mayor regarding an escape clause, and the existence of a process to expedite the removal of the chemical tanks. He stated that the Municipal Service Corporation should take the necessary steps to commence the process as the potential for increased development will go up once the tanks are removed.

P.A.C. Secretary Ken Bedford replied that he could not speak to the issue of money but could speak to the issue of moving forward with a land use direction. From a land use perspective there is money being invested in this area by private sector developers, and that speaks for itself on the future potential for positive change.

Councillor Bernadette Clément stated that although we are proud of the industry the City of Cornwall has had and continues to have, it is not what the population desires for the waterfront. This will send a clear message that reflects the City's goals relating to its development.

Councillor Claude McIntosh provided clarification with regards to the Federal Port Divestiture concerns mentioned by a member of the audience, and reiterated that it is both the City of Cornwall and the Mohawk Council of Akwesasne negotiating with Transport Canada, unfortunately, the City does not have any control on what Transport Canada decides.

Councillor Mark MacDonald asked for confirmation of timeline regarding the decision process of a zoning amendment dealing with such items as building height, percentage of parkland and protection of waterfront views.

PAC Secretary Ken Bedford replied that the Bylaw can be redrafted (the first attempt was included in the Staff Report). A specific standard in the draft Bylaw would have to be created when reviewing certain types of residential, mixed, commercial or open space development, for example. This would go directly to Council based on PAC's discussions tonight. If PAC wishes to first review the redrafted Bylaw, it would be able to do so at the May 16th regular meeting. He added that the present maximum height for the zone is 45' feet.

Following a brief discussion, it was

Moved By: Bernadette Clément, Councillor

Seconded By: André Rivette, Councillor

That the redrafted Bylaw come back to PAC at its regular meeting of May for further discussion and review, prior to going to Council.

MOTION CARRIED

OTHER / NEW BUSINESS:

Dana McLean reviewed her power point presentation on the following matters:

1 CPPEG Recommendation April 7, 2016 HOTC#2016-01 Addendum 502-506 Pitt St

Click for detail --> 

Dana McLean advised that this was an addendum application by the Seaway Senior Citizens at 502 - 506 Pitt Street for HOTC funding assistance for \$5,220 for Municipal Planning Fees for a re-zoning application. Following an evaluation and review by CPPEG, it was moved by CPPEG to recommend to PAC that this addendum funding request be denied, as this specific request for the Municipal Planning Fees for a site specific re-zoning application, did not meet the rehabilitation requirements of the HOTC CIP.

After a brief discussion, there was consensus among PAC members that the Seniors Club should be given positive consideration, as it offers significant services to the community.

Following a further brief discussion, and Councillor André Rivette asking for a recorded vote, it was:

Moved By: André Rivette, Councillor

Seconded By: Justin Towndale, Councillor

That this addendum application go to Council for recommendation to allow it or waive the fees, therefore, that Council endorse the (1) PAC recommendation as presented.

a. File HOTC#2016-01 Addendum - 502 - 506 Pitt Street Seaway Senior Citizens

applicant

That HOTC#2016-01 Addendum - 502 - 506 Pitt Street request be approved as follows:

Program 5 - Municipal Planning/Development Fees Grant - \$5,220

Councillors	For	Against
Mayor, Leslie O'Shaughnessy	Absent	Absent
Carr, Denis	Absent due to declared conflict	Absent due to declared conflict
Clément, Bernadette	X	
Dupelle, Maurice	X	
Hébert, Carilyne	X	
MacDonald, Elaine	X	
MacDonald, Mark	X	
McIntosh, Claude	X	
Murphy, David	X	
Rivette, André	X	
Towndale, Justin	X	

MOTION CARRIED

2 CPPEG Recommendation April 7, 2016 HOTC# 2011-26 Addendum 401 Montreal Rd

Click for detail --> 

Dana McLean advised that this was an addendum application by John Caritsiotos at 401 Montreal Road for HOTC funding assistance in an amount up to \$6,098 to assist with the design fees for a building permit submission as per the requirements under the Ontario Building Code. Following a review by CPPEG, it was moved to recommend to PAC:

That HOTC#2011-26 Addendum funding request by John Caritsiotos at 401 Montreal Road, be approved as follows:

Program 3 - Project Design Fees Grant- \$1,500

Program 4 - Facade Improvement and Sign Grant - \$4,597.22

Program 5 - Municipal planning/Development Fees Grant - Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

Following a brief discussion by PAC, it was:

Moved By: André Rivette, Councillor

Seconded By: Carilyne Hébert, Councillor

That the CPPEG recommendation be approved by PAC, as proposed, and recommend same to Council.

MOTION CARRIED

3 CPPEG Recommendation April 7, 2016 BR#2009-05 Addendum 1236 Brookdale

Click for detail --> 

Dana McLean advised that this was an addendum application by 7178298 Canada Inc. at 1236 Brookdale for Brownfield funding assistance in an amount up to \$4,883 to assist with the Municipal Planning fees for a Site Plan Amendment and building permit submission as per the requirements under the Ontario Building Code. Following a review by CPPEG, it was moved to recommend to PAC:

That BR#2009-05 Addendum funding request by 7178298 Canada Inc. at 1236 Brookdale, be approved as follows:

Program 4 - Municipal Planning/Development Fees Grant - \$4,883

Following a further brief discussion by PAC it was:

Moved By: André Rivette, Councillor

Seconded By: David Murphy, Councillor

That the CPPEG recommendation be approved by PAC, as proposed, and recommend same to Council.

MOTION CARRIED

After some discussion, it was agreed that the first CPPEG item go separately to Council as a consent item, and the remaining two go on a separate consent item at the April 25th Council.

INFORMATION: None

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, May 16th, 2016.

ADJOURNMENT:

That the meeting be adjourned at 8:15 PM.

Moved By: Bernadette Clément, Councillor
Seconded By: Claude E. McIntosh, Councillor

MOTION CARRIED

Maurice Dupelle, Chair

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2016-04) of Monday, April 18, 2016 be approved as presented.

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

MOTION APPROVED