

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2016-07
Meeting Date: Mon September 19, 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:

Dana McLean, Development Coordinator
Ely Daniels, Administrative Assistant
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, General Manager, Planning,
Development and Recreation
Mary Joyce-Smith, Senior Planner

Attendance Media:

Greg Peerenboom, Standard Freeholder

Attendance Public:

There were 6 gallery members present.

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

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

ROLL CALL:

Roll Call was conducted by Recording Secretary, Ely Daniels.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

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

Moved By: André Rivette, Councillor
Seconded By: Claude E. McIntosh, Councillor

Motion Approved

ADOPTION OF THE MINUTES:

1 June 20, 2016 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2016-06) of Monday, June 20, 2016 be approved as presented.

Moved By: Bernadette Clément, Councillor
Seconded By: Elaine MacDonald, Councillor

Motion Approved

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:

i.) Continued information dissemination for Bill 73: Smart Growth for our Communities Act, 2015.

Note: Such added documentation was found under the "Information" section of this Agenda.

PRESENTATION(S):

Introductory Presentation by FOTENN Planning and Design (Ottawa) on behalf of the landowners, Paris Holdings Inc., describing the upcoming commencement and anticipated process for the former Domtar Main Mill lands Development Concept Planning initiative.

Mr. Ted Fobert, MCIP, RPP, Principle, Mr. Michael Stott, IFUD, UDGRP, Director Planning and Design of FOTENN Planning and Design, Mr. Martin Rose, and Mr. Shane Arbuthnot, representing Paris Holdings Inc. provided an overview of the anticipated development process for the former Domtar Main Mill Lands Development Concept Planning. They spoke of their long term vision and plans, and provided a detailed timeline which would run until the end of November when a final draft secondary plan would be prepared. They agreed with concerns expressed at a recent Waterfront Committee Meeting regarding the timeline being too restrictive to hold two developer's round tables, as well as two public meetings. They touched on the History of the City of Cornwall, provided a great comparison of the Domtar site area to those of Downtown Kingston, Parliament of Canada block in Ottawa and Old Montreal in Quebec. They touched on the opportunities and constraints of the site and identified the generally known contaminated areas. They spoke of the demographic and economic projections and listed 12 key factors for generating attractiveness to the site, from identifying unique opportunities in existing assets, to creating incentives for redevelopment and investment in the community. The Team through Ted Fobert recommended that the City do a little more to enhance development partners on the land by ensuring it is as ready as possible for development, finding ways to forge and promote a shared economic direction, promoting investments made up to date in other parts of the City such as the Waterfront Revitalization, etc., and building strong partnerships that will create development that will deliver benefits to all of Cornwall. Three initial concept plans (A, B & C) were illustrated and two of those (A & B) covered refinements. This PAC meeting will facilitate a further opportunity for members' input regarding design concepts, in addition to those provided at a recent Waterfront Committee Meeting.

As this item was not a public meeting item under the Planning Act, Chair Maurice Dupelle asked if there were any questions/comments from PAC only. Chair Dupelle then asked Vice-Chair Hébert to take over as Acting Chair, due to his need to leave the proceedings.

Councillor Bernadette Clément asked what was the extent of the contamination on the site, and what would it cost for its remediation.

Martin Rose of Paris Holdings Inc. replied that overall, 67% of the site is contaminated to one degree or another, however, he stressed that contamination is separated into smaller areas. He described the contaminants as non hazardous hydrocarbons, which consist of residue from when Domtar used steam generation processes on the site. He added that newer technologies would allow a cleanup that would avoid the older generic type method of excavating and backfilling (commonly known as 'dig & dump'), which in turn would effectively make it unfeasible. With regards to cost, Mr. Rose explained it was hard to capsulize a figure, as there were many factors involved such as: the level of cleanup needed to pursue specific development features, for example; a parking lot would need substantially less remediation than a residential site. He added, however, that development can still occur in specific areas while remediation is under way.

Councillor Bernadette Clément asked what was the timeline for the phasing, and whether Domtar was still responsible for the clean up of its former operations site.

Ted Fobert of Fotenn Planning replied that the length of phasing would depend on the various types of development, investments, and the attractiveness to the site. He reiterated that without partners such as the City and other private investors to speed up development, it would take 30 to 40 years to fill in the property. He added that Paris Holdings Inc. has bought the land and all of its liabilities, and has since moved forward with remediation efforts.

Martin Rose added that from the Ministry of Environment's stand point, the one who created the contamination is always ultimately held responsible.

Councillor Bernadette Clément further asked how would Fotenn and Paris Holdings attract potential investors to the City of Cornwall.

Ted Fobert replied that they would place emphasis on the City's key assets; beauty of the site, the opportunity of the Waterfront, the proximity to the US border, as well as the new amazing view off of Brookdale without the bridge. These features will provide a vision that will speak about what Cornwall is becoming and its' improving quality of life aspects.

Councillor André Rivette stated that there was no doubt that the City would have to be involved in the site's redevelopment. Looking at the refined Concept Plan "A", he suggested the City consider using the corner portion of Brookdale and Second Street as a multi-faceted municipal hub that would include a new City Hall, Tourism Office, Arts & Culture Centre, as well as an outdoor rink.

Councillor David Murphy thanked Fotenn and Paris Holdings for bringing forward their vision and asked whether discussions had taken place with local developers/builders, as this would be a great opportunity to grow local businesses.

Martin Rose agreed, and added that they have searched beyond the City (Toronto, Vancouver) for developers who have had previous experience in dealing with complex sites with similar issues. Their focal point is to better understand the right way to proceed with the phasing of development in relation to the remediation of the site.

Councillor Justin Towndale stated that the concept ideas were truly exciting and appreciated the important elements that were mentioned. He especially liked the fact that the edge of the water would be preserved to offer future enhanced recreational and leisure activities.

Mayor Leslie O'shaughnessy stated that the City is making the growth rate more attractive with various measures such as tapping into the growing senior population and projects such as increased university education opportunities.

Councillor Claude McIntosh asked what would become of the smokestacks.

Martin Rose replied that it was a matter of getting the proper demolition permits and that an approval could be granted by the end of this year. The stacks removal was put on hold as there had been some interest from potential developers to keep them in order to retain a certain aspect from the past.

Councillor Denis Carr stated that this development is a pathway for the future of this community, and therefore, the City has to stand up and be a part of it. He stated that the Brownfield Program is there for them to use, and reiterated how successful the program has been and continues to be in spurring investments to redevelop dormant Brownfield sites.

Councillor Mark MacDonald added that an affordable housing component should also be considered in their design concept.

Vice-Chair Carilyne Hébert advised she was encouraged to hear that the remediation can be done in manageable chunks and not all at once, and asked when PAC could expect an update.

Michael Stott of Fotenn added that an update would be provided to PAC on October 17th on the outcome of the developers' roundtables, as there will be feedback in terms of what they would like to see from the City of Cornwall.

Ted Fobert encouraged all to attend the upcoming (Non-Planning Act) Open Public Houses that will be taking place as they will be workshop oriented.

Following a comprehensive discussion by PAC, it was:

MOVED BY: Councillor Denis Carr

SECONDED BY: Councillor André Rivette

That PAC receives this presentation report.

Motion Carried

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Ken Bedford advised that there is one public meeting item which was posted on the City's website and advertised in the Standard-Freeholder on Saturday, August 20, 2016 with respect to PAC File No. Z-04-16, commonly being referred to as Housekeeping No. 24, which fulfills the Planning Act requirement for Public Meeting Notice.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 A Proposed Site Specific Mapping Correction to the Comprehensive Zoning By-law No. 751, 1969, as amended (P.A.C. File # Z-04-16, Housekeeping No. 24).

Click for detail --> 

PAC Secretary Ken Bedford advised that as a result of a mapping discrepancy (shows as Residential 30 (RES30) zone, when it should be Commercial 70 (COM70) zone), which has been discovered since the last Housekeeping initiative in early 2016, Planning staff are supportive of this corrective revision (Housekeeping No. 24) to the City's Comprehensive Zoning By-law 751, 1969, as amended. The amendment is being brought forward to recognize the long standing commercial nature (i.e. U.R. Next Barbershop) of the property at 132 McConnell Avenue, and as a solution to this, the Housekeeping exercise is being applied to change the zone to an appropriate and consistent "Le Village Area" Commercial zoning. He added that this discrepancy in particular is likely resultant of the 2006 property based mapping exercise, which identified zoning

on all properties through a more precise "parcel fabric" based G.I.S. nature in the City. In this case, the Official Plan Land Use Designation on the site is "Business District" (B.D.), so the zoning will again be consistent and conform with the designation.

The Acting Chair, Councillor Carilyne Hébert, then asked 3 times for comments from the audience.

Ms. Helen Caritsiosis, representing her father being the owner of the abutting King George Restaurant property, who have recently purchased the parcel at 132 McConnell Avenue stated they fully support the Planning Division initiative to correct the zoning. This would in turn facilitate their use of the site for a parking lot for clients of their restaurant, thus helping to maintain a viable Le Village business. She thanked the Committee in advance for any concurrence with Planning Staff to change the zoning to Commercial 70 (COM70).

There were no other members of the audience that spoke on this matter.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 A Proposed Site Specific Mapping Correction to the Comprehensive Zoning By-law No. 751, 1969, as amended (P.A.C. File # Z-04-16, Housekeeping No. 24).

Click for detail --> 

Following a further brief discussion by PAC members, the following motion was adopted:

That PAC recommends to Council to approve the Housekeeping item contained in Section E, Evaluation of the Housekeeping No. 24 Report.

MOVED BY: Mayor Leslie O'Shaughnessy

SECONDED BY: Denis Carr, Councillor

Motion Carried

OTHER / NEW BUSINESS:

PAC Secretary Ken Bedford advised that there were three (3) CPPEG items to be reviewed by Dana McLean, Development Coordinator.

1 CPPEG Recommendation August 4, 2016 HOTC # 2014-05 Addendum 317 Pitt St

Click for detail --> 

Dana McLean advised this is an addendum application by Baird-Payette Holdings Inc. at 317 Pitt Street for HOTC funding assistance in an amount up to \$35,971.20, as a tax increment grant over a 10 year period.

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

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

Program 1 - HOTC Rehabilitation and Redevelopment Grant (tax based) -
\$35,971.20

2 CPPEG Recommendation September 8, 2016 HOTC # 2016-09 415 Second St W

Click for detail --> 

Dana McLean advised that this is an application by Royal Canadian Legion at 415 Second Street West for HOTC funding assistance for \$11,750 to renovate the facade of the building including windows and doors.

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

That HOTC # 2016-09 funding request by Royal Canadian Legion at 415 Second St W, be approved as follows:

Program 3 - Project Design Grant - \$1,750
Program 4 - Facade Improvement and Sign Grant - \$10,000
Program 5 - Municipal planning/Development Fees Grant - Actual
Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

3 CPPEG Recommendation September 8, 2016 HOTC#2012-18 Addendum 328 Second St W

Click for detail --> 

Dana McLean advised this is an addendum application by Samson & Gibson Holdings Inc. at 328 Second Street West for HOTC funding assistance in an amount up to \$9,494, as a tax increment grant over a 10 year period.

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

That HOTC # 2012-18 Addendum funding request by Samson & Gibson Holdings

Inc. at 328 Second Street West, be approved as follows:

Program 1 - HOTC Rehabilitation and Redevelopment Grant (tax based) - \$9,493.08

Following a brief discussion by PAC, it was:

MOVED BY: Mayor Leslie O'Shaughnessy
SECONDED BY: Bernadette Clément, Councillor

That the three recommended CPPEG items (#1 through to #3) be approved and endorsed by PAC, as proposed, and recommend same to Council.

Motion Carried

INFORMATION:

PAC Secretary Ken Bedford advised that due to time constraints the two items under "Information" be deferred to the next PAC date of October 17, 2016 or other subsequent PAC Meeting as required.

After a brief discussion, there was a motion to defer the items (#1 and #2) under "Information" to the next PAC meeting date of October 17, 2016 or other subsequent PAC Meeting as required.

MOVED BY: David Murphy, Councillor
SECONDED BY: Elaine MacDonald, Councillor

Motion Carried

1 Information on Progress to Examine Certain HOTC CIP Financial Program Criteria with Respect to New Construction Projects and Associated Priority / Gateway Area Eligibility - Ms. Dana McLean, Development Coordinator



HOTC CIP Proposed Changes to Funding Criteria.pdf



Map & Summary HOTC CIP.pdf

2 Planning Act - Proposed Amendments as per Bill 73, Smart Growth for our Communities Act, 2015.

Click for detail --> 

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, October 17th, 2016.

PAC Secretary Ken Bedford advised that due to their brief nature, PAC recommendations resulting from this meeting would be considered at the Monday, September 26, 2016 Meeting of Council and not at the October 11, 2016 as mentioned in the Agenda.

ADJOURNMENT:

That the meeting be adjourned at 9:05 P.M.

Moved By: André Rivette, Councillor
Seconded By: Denis Carr, Councillor

Motion Carried

Carilyne Hébert, Vice-Chair
(Note: Acting Chair for a portion of this meeting)

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2016-07) of Monday, September 19, 2016 be approved as presented.

Moved By: Bernadette Clement, Councillor
Seconded By: Andre Rivette, Councillor

MOTION APPROVED