

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2014-03
Meeting Date: Tue May 20, 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:

Bob Kilger, Mayor
Glen Grant, Councillor
Syd Gardiner, Councillor
David Murphy, Councillor
Denis Carr, Councillor
Denis Thibault, Councillor
Elaine MacDonald, Councillor
Gerald E. Samson, Councillor

Regrets:

André Rivette, Councillor
Bernadette Clément, Councillor
Maurice Dupelle, Councillor

Attendance Staff:

Christopher Rogers, Chief Building Official
Dana McLean, Programs Coordinator Planning Division
Debora M. Daigle, Manager, Social and Housing Services
Ely Daniels, Administrative Assistant
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, Manager, Economic Development
Stephen Alexander, General Manager, Planning, Parks and Recreation

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Attendance Media:

Greg Peerenboom, Cornwall Standard-Freeholder

Attendance Public:

Jamie Cook, Watson & Associates
Molly Smith, Queen's University
Corinna Darby, Queen's University
Chuck Charlebois, Groupe Renaissance Group
Judy Bobka, 34 Fourth St. E.
Chris Lalonde, 225 Sunnyside Avenue

Trish Lalonde, 225 Sunnyside Avenue

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: Gerald E. Samson, Councillor

Seconded By: David Murphy, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 April 22, 2014 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2014-02) dated Tuesday, April 22, 2014 be approved as presented.

Moved By: Denis Thibault, Councillor

Seconded By: Gerald E. Samson, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

PAC Secretary Ken Bedford advised that Mr. Jamie Cook, Consultant for Watson & Associates would be presenting results of the final version of the Land Needs Assessment Report (Municipal Comprehensive Review (MCR), and requesting a motion of endorsement to Council.

Watson Consultant, Jamie Cook provided an overview of the Municipal Comprehensive Review (MCR) and updated the Committee with their final results of the growth forecast and land needs analysis. He advised that finalizing the MCR will not preclude further discussion on the key issues identified in their study, including addressing where the City will grow, and asked that PAC

recommend Council endorsement of the MCR report.

PAC Chair Glen Grant asked whether there were any questions or comments from PAC.

Mayor Bob Kilger asked for clarification with regards to Watson's final report where it is determined that no further development should occur on Brookdale North.

Watson Consultant, Jamie Cook replied that those lands are currently serviced with water only and do not have full municipal services. Their recommendation focused on where development is going to happen with respect to primarily large format retail commercial. Given the future anticipated commercial demand that has been identified over the long term, they suggested that those lands on Brookdale North may need to be re-examined for full municipal servicing, given that there are other opportunities in the Brookdale South area, primarily the Domtar site.

Mayor Bob Kilger asked if a developer was determined to invest in the Brookdale North area, would the City be curtailed from considering it.

Watson Consultant, Jamie Cook replied that there is nothing precluding a development of the lands which are currently zoned in Brookdale North area. If there were merits to moving the development further and to fully service those lands, the City would have to closely review it. From the perspective of need, both areas (Brookdale North and Brookdale South) are likely not going to be needed at the same time, but in their perspective, there is nothing to preclude development if the lands are currently zoned and designated.

PAC Secretary Ken Bedford added that it was important for the Committee to understand that the Watson work forms the quantitative ground rules for discussion about where future land expansion will take place. Watson has prepared the work in the context of what the Province expects from a Lands Need Assessment. The City's O.P. Steering Committee, in conjunction with Dillon Consulting and City Staff will be tasked with the next stages of the O.P. Review, being policy development and Urban Settlement Boundary Area delineation for example, and subsequently in using the Watson Study results accordingly.

Councillor Denis Carr wanted clarification as to whether most municipalities don't charge Development Charges (DC's) for industrial clients. He also asked whether the City would be at a disadvantage to have Brookdale North and Brookdale South competing with one another, or should the City concentrate on having one area developed before the other.

Watson Consultant, Jamie Cook replied that for industrial development it is an important aspect for the City not to have industrial Development Charges, as it is a key draw. With regards to the two Brookdale areas North and South, he would have to have an exact understanding of what would be the servicing arrangements in developing either the Domtar site or the Brookdale north site. The common theme is always focus on where are you going to accommodate growth, as the City has modest growth and a lot of land. From a feasibility of fiscal impact perspective, there could be issues if the City was going to develop both sites, because there is only so much demand, so therefore the South area would be a more appropriate or ideal location.

Councillor Denis Thibault stated that from the perspective of future development, the City of Cornwall should have a position/presence somewhere along the 401, versus just people passing through. He added he understood the idea of developing the Domtar site, but the analysis has not been done to see how one would compare to the other. He stated that it will probably take many years before development is completed from Brookdale going south. From his perspective, he thanked Jamie Cook for his report but did not agree with it, and would not support it.

Watson Consultant, Jamie Cook replied they have identified lands along Vincent Massey corridor, and have had substantial discussions with Staff with regards to that particular corridor. Those particular lands are not going to be in high demand for huge amounts of retail, but those land will offer opportunities for potential highway commercial type development. There is nothing precluding the City in developing an area that is currently zoned. What they are saying is that they have identified the need to designate more land in the Brookdale North area more specifically to accommodate potential 'large format' or 'Big Box' development projects, which would involve a full municipal service type scenario. With respect to the Domtar issue, they recognized there are uncertainties. Even with the amount of lands that exist today, it would take 5 years of potential absorption to accommodate their future projections, and don't include other developable sites they have identified in their inventory analysis. He added there is no need to panic if the Domtar site takes a few years to be more understood. It will come down to one or the other. If the Domtar site reveals that it is not developable, clearly the focus will be on the Brookdale North area.

Councillor Gerald Samson stated he is a firm believer of not charging any Development Charges in order to attract more industries and private enterprises to the area. He added that the City of Cornwall needs to be developed along the 401 corridor. As well, the Domtar site and Le Village also need to be developed as soon as possible, and now is the perfect time.

Councillor Elaine McDonald asked whether there were any financial instruments or incentives at a municipal level to encourage owners of the Domtar site to develop it in order to move development forward, and stated she would like to see Brookdale South developed first.

PAC Secretary, Ken Bedford replied that the Brownfield's CIP incentives are the primary incentives for that type of property being a former Industrial site. What needs to be focused on when looking at land use planning is, the planning function of the geographical area of the community. Commercial has different functions at different locations, one might traditionally call Brookdale North a planned function for the travelling public, and the Downtown core more retail. We are starting to see that Power Centres 'Big Box' such as Smart Centres for example, are congregating in certain locations resulting in the creation of a critical (Commercial) mass. The incentive tool that we have is the Brownfield CIP programs and Smart Centres have used it quite successfully, being on the former Cowall (Industrial) property.

Councillor David Murphy stated the Domtar site would be a great spot for a Casino or some type of entertainment complex being near the Benson Centre development. He agrees that developing that area does make sense, as it is a link to our Downtown and Waterfront, however, the 401 corridor should not be ignored. He said he respected the Watson report, and that the primary focus should be in that area.

After a further brief discussion,

Chair Glen Grant thanked Jamie Cook for his report and stated he had completed what he was requested to do by providing a quantitative report and Land Needs Assessment. He concluded that this report is part of the overall package of information received so far under the Official Plan (O.P.) Review initiative.

There was a motion to recommend the approval of this report and send it to Council for endorsement as follows:

That the Planning Advisory Committee endorses and recommends approval to Council of the final version of the Watson and Associates City of Cornwall Municipal Comprehensive Review (MCR) Report: Growth Forecast and Urban Land Needs Analysis dated May 12, 2014.

Moved By: Denis Carr, Councillor

Seconded By: Gerald E. Samson, Councillor

MOTION APPROVED

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

None

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

None

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

None

OTHER / NEW BUSINESS:

1 CPPEC Recommendation May 8, 2014 HOTC#2014-02 110 Pitt Street

Click for detail --> 

Dana McLean advised this was an application by Tammy Davidson, located at 110 Pitt Street for HOTC funding assistance in an amount up to \$16,505 which will assist with the interior renovations for the new commercial tenant.

That HOTC#2014-02 funding request by Tammy Davidson at 110 Pitt Street, be approved as follows:

Program 2: Building Restoration & Improvement Program-\$14,000

Program 3: Project Design Grant - \$1,404

Program 4: Facade Improvement and Sign Grant-\$1,100

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Gerald E. Samson, Councillor

Seconded By: David Murphy, Councillor

MOTION APPROVED

2 CPPEC Recommendation May 8, 2014 HOTC#2014-04 220 Montreal Road

Click for detail --> 

Dana McLean advised this was an application by the Nativité Parish Finance Committee for the Nativité Church at 220 Montreal Road for HOTC funding assistance in an amount up to \$12,000 which will assist in facade repairs for the front steps.

That HOTC#2014-04 funding request by the Nativité Parish Finance Committee at 220 Montreal Road, be approved as follows:

Program 3: Project Design Grant - \$2,000

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

Moved By: Gerald E. Samson, Councillor

Seconded By: David Murphy, Councillor

MOTION APPROVED

3 CPPEC Recommendation May 8, 2014 BR#2014-01 201 Montreal Road

Click for detail --> 

Dana McLean advised this was an application by La Caisse Populaire located at 201 Montreal Road for Brownfield funding assistance in an amount up to \$8,196 which will assist with a Phase II Environmental Site Assessment report.

That BR#2014-01 funding request by La Caisse Populaire de Cornwall Inc. located at 201 Montreal Road, be approved as follows:

Program 2: Environmental Site Assessment Grant - \$8,196

Moved By: Gerald E. Samson, Councillor

Seconded By: David Murphy, Councillor

MOTION APPROVED

4 CPPEC Recommendation May 8, 2014 HOTC#2014-01 Addendum 503 Pitt Street

Click for detail --> 

Dana McLean advised this was an addendum application by Rachel Landriault at 503 Pitt Street for HOTC funding assistance in an amount up to \$5,500 which will assist with interior renovations for the new commercial tenant.

That HOTC#2014-01 addendum funding request by Rachel Landriault at 503 Pitt Street, be approved as follows:

Program 2: Building Restoration & Improvement Program-\$5,500

Moved By: Gerald E. Samson, Councillor

Seconded By: David Murphy, Councillor

MOTION APPROVED

5 Heart of the City CIP - Program 1 Rehabilitation and Redevelopment Grant (tax based)

PAC Secretary Ken Bedford advised of an ongoing review by CPPEC of possible revisions to the Tax Increment Grant (TIG) under Program 1 - Rehabilitation and Redevelopment Grant criteria. As a result of several new developments with multi-storey residential above first floor commercial within the Community Improvement Plan Policy Area, the Committee is in the process of reviewing whether this type of development would occur without the incentive programs, and what level of incentive is reasonable in such a scenario. When the CIP was created approximately 8 years ago, it was primarily intended for commercial with residential benefits only being secondary. It presently appears to be the reverse for new construction of various projects, which the Program did not anticipate in terms of criteria. The CPPEC Committee is, therefore, presently reviewing different and proper options that would better reflect the new construction scenario and multi-storey development. Those findings will be presented for a full recommendation to PAC at the next scheduled meeting of June 16, 2014. As a result, no action is recommended at this time.

6 Proposed Housekeeping Modifications to Fence By-Law # 040-2008

Click for detail --> 

CBO Chris Rogers provided a brief presentation with respect to a number of proposed Housekeeping Modifications to Fence By-law #040-2008, which are proposed in the Section "B" Table of this report. He added that the modifications proposed at this time appeal to the low density residential environment and are the result of home owner's input, concerns for installation and long-term fence assembly performance, and mitigating potentially minor applications to the Committee of Adjustment involving minor fence height issues. The proposed modifications were circulated to the Planning, Zoning, Traffic and Fire Department for review, and all have no objections. In addition, these modifications will precede more substantive changes in an upcoming Fence By-law amendment initiative.

Missed Item: Chair Glen Grant advised there was a missed item with regards to a deferral of an application and asked PAC Secretary Ken Bedford to provide further information.

Note: PAC Secretary Ken Bedford advised that there had been a request for deferral of an application from Maurice Gatien, Solicitor representing the Landowners of King's Landing, for a condominium conversion and exemption to Section 51 of the Planning Act. The proposed conversion is for a 40 unit building located at 1146 Montreal Road, and legally described as Part of Lot 4, Concession 1, shown on Part 3 of 52R-7028, and will be deferred until the next PAC meeting of June 16th, 2014. The proponent is presently meeting with the tenants of that building to go over their proposal, which will not impact their ability to stay in the building.

INFORMATION:

Councillor Denis Carr introduced the two Queens University students, Corrina Darby, from Chelsea, Ontario and Molly Smith of Whitby, Ontario who will be working this summer around the implementation of Centretown Streetscape designs of two strategic locations in the Heart of the City being, the southwest block (presently gravel parking lot) at First and Pitt Streets, and the Nativité Church Square in Le Village.

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, June 16, 2014.

ADJOURNMENT:

That the meeting be adjourned at 8:10 p.m.

Moved By: Denis Thibault, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

PAC Chair, Glen Grant

That the Minutes of the Planning Advisory Committee Meeting (No. 2014-03) dated Tuesday, May 20, 2014 be approved as presented.

Moved By: Syd Gardiner, Councillor

Seconded By: Denis Thibault, Councillor

MOTION APPROVED