

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2017-04
Meeting Date: Mon August 21, 2017 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario,
K6J 3P9
Chair: Carilyne Hébert, Councillor
Prepared By: Ely Daniels, Administrative Assistant

Attendance Committee Members:

André Rivette, Councillor
Bernadette Clément, Councillor
David Murphy, Councillor
Elaine MacDonald, Councillor
Carilyne Hébert, Councillor
Justin Towndale, Councillor
Mark A. MacDonald, Councillor
Denis Carr, Councillor
Jack Lindsay, Lay Member
Ron Symington, Lay Member

Attendance Staff:

Dana McLean, Development Coordinator
Ely Daniels, Administrative Assistant
John St Marseille, General Manager, Infrastructure
and Municipal Works
Karl Doyle, Zoning and Site Plan Coordinator
Mark A. Boileau, General Manager, Planning,
Development and Recreation
Mary Joyce-Smith, Division Manager, Planning
Kaveen Fernando, Planning Division Student
Tracey Bailey, General Manager, Financial Services

Regrets:

Leslie O'Shaughnessy, Mayor
Maurice Dupelle, Councillor
Claude E. McIntosh, Councillor

Attendance Media:

Two members of the media were present.

Attendance Public:

Thirteen (13) gallery members were present.

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Acting Chair Carilyne Hébert 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:

Motion to adopt the Agenda with an amendment that Public Meeting Item No. 1 (Rezoning application from Colonnade Bridgeport - Colonnade Real Estate Development LP I - Agent Kelly Rhodenizer, **PAC File Z-04-17**) be deferred to the next scheduled PAC meeting of September 18th, 2017.

Moved By: David Murphy, Councillor
Seconded By: Denis Carr, Councillor

CARRIED

ADOPTION OF THE MINUTES:

1 June 22, 2017 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

Motion to adopt the Minutes with an amendment that the names of Lay Members Jack Lindsay and Ron Symington, as well as Councillor Mark MacDonald be reflected under the "Attendance Committee Members" heading for the PAC meeting of June 22, 2017.

Moved By: David Murphy, Councillor
Seconded By: Denis Carr, Councillor

CARRIED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

A presentation (non-public) was made by Montreal based property developer Mr. Gary Soules, owner of 910 Montreal Street in Cornwall with respect to a revision to his initial CPPEG Brownfield request (BR# 2016-02).

Mr. Gary Soules thanked the Planning Advisory and Hearing Committee for the opportunity and consideration to hear of a revision to his initial Brownfield funding request regarding his land remediation. He provided the Committee with an overview of the work that has been completed, the work that is still outstanding, and his vision for the project moving forward. He advised that the land remediation is almost complete. As per his Record of Site Condition, two water monitoring wells have been installed, and there is only one well left to complete. He added that the soil bearing tests have also been completed, which will help him determine the type of building he can build there. He confirmed that at this time the project is still moving forward, and that he was expecting the Brownfields Tipping Fee Grant would still be available to him when he began working on this project; a grant which he had factored in when he decided to invest in Cornwall.

Since the presentation was not a public meeting item under the Planning Act, Acting Chair Carilyne Hébert asked if there were any questions / comments from PAC only.

Councillor Denis Carr thanked the proponent for his presentation and stated he was very familiar with the area. He asked Mr. Soules to confirm whether he would move forward with this project if PAC supported his revision request. He also asked whether this was the only project he had in mind for the City of Cornwall, or would there be others in the future.

Mr. Soules confirmed that he is 100% certain the project will be moving forward, and that presently he is only dealing with one project at a time.

Councillor Bernadette Clément thanked Mr. Soules for choosing to invest in Cornwall and asked for a clarification of all outstanding work besides the completion of one water well.

Mr. Soules confirmed that apart from having one more water well to complete, all soil samples had been tested and had passed City's standards.

All members of PAC were in agreement that the project was a great one and they all wished to see it go forward.

After a brief discussion, there was a motion to receive the presentation.

Moved By: Denis Carr, Councillor

Seconded By: Jack Lindsay, Lay Member

CARRIED

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Mary Joyce-Smith advised that Public Meeting Item No. 2, with respect to a Site Specific Zoning exception to the Manufacturing 40 (MFR 40) at 525 Boundary Road, the former C-Tech building, was given due notice as being a Planning Act matter under Section 34. A newspaper notice appeared in the Saturday, July 29th, 2017 edition of the Standard Freeholder. Also the notice was posted on the City of Cornwall's website as of July 19th, 2017, which fulfills the Planning Act requirement for a Public Meeting Notice. She added that Karl Doyle, Senior Planner, would provide a brief presentation for PAC discussion and final recommendation to Council.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

***Item (No. 1) was deferred to the next PAC Meeting of Monday, September 18, 2017.**

1 Colonnade Bridgeport - Colonnade Real Estate Development LP I (Agent Kelly Rhodenizer). Review of an application for 1000 Cumberland Street, 425 Ninth Street West, and identified City owned lands; to rezone the residential property from Residential 20 (RES 20) to Highway Commercial (CH EXC) together with site specific exceptions for 28 reduced parking stall sizes, exterior side yard and rear yard requirements legally described as Part Lot 12, Con. 1, Plan 52R-1708 and 52R-4701, situated at 425 Ninth Street West, the former Monique's commercial building and the southerly lands identified on the preliminary site plan currently owned by the City of Cornwall. (PAC File Z-04-17).

Click for detail --> 

2 Cornwall Gymnastics Club, (Agent Terry Landon - Remax) Review of an application for a Site Specific Zoning Exception to the Manufacturing 40 (MFR 40) Zoning on Part of Lot D, Con. 1, being Part 1 on Plan 52R-40, situated at 525 Boundary Road, the former C-Tech building, Cornwall, (PAC File Z-05-17).

Click for detail --> 

Senior Planner, Karl Doyle advised that the applicant, Cornwall Gymnastics Club is requesting the exception to the Manufacturing 40 (MFR 40) zone as they wish to relocate from their current location, east side of Boundary Road (Township) to a larger facility, since they have outgrown their facility. He added that the Club

which is a not-for-profit organization, has been in operation in the Cornwall area for 15 years. He stated that the site will not be subject to Site Plan approval as there will be no modifications to the external elements of the site nor a proposed expansion. The proponents will ensure that appropriate Building Permits are obtained prior to occupancy. He advised that the Planning Division is supportive of the exception to the Manufacturing 40 (MFR 40) zone as it is consistent with: Provincial Policy Statement; relevant Official Plan policies; the site location, ease of access, and abundance of designated parking; and no objections from land owners within the general area were received. In conclusion, the Planning Division is supportive of the introduction of a Place of Assembly and Recreation use at 525 Boundary Road as it is consistent with past decisions, and will be a use further explored in the coming years, when the Planning Division rewrites the City's Zoning By-law.

Acting Chair, Carilyne Hébert 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):

2 Cornwall Gymnastics Club, (Agent Terry Landon - Remax) Review of an application for a Site Specific Zoning Exception to the Manufacturing 40 (MFR 40) Zoning on Part of Lot D, Con. 1, being Part 1 on Plan 52R-40, situated at 525 Boundary Road, the former C-Tech building, Cornwall, (PAC File Z-05-17).

Click for detail --> 

Councillor André Rivette stated this project is a perfect fit and that he had no problems supporting this application.

PAC members were all supportive of the zoning exemption for the gymnastics club and all congratulated the club on being so successful that it now requires a larger location.

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

That the Planning Advisory Committee (PAC) recommends to City Council to rezone the subject lands located at 525 Boundary Road from Manufacturing 40 (MFR 40) to Manufacturing 40 (MFR 40) with a Site Specific Exception to permit the relocation of the Cornwall Gymnastics Club to the former C-Tech building.

Moved By: André Rivette, Councillor

Seconded By: Bernadette Clément, Councillor

MOTION CARRIED

OTHER / NEW BUSINESS:

1 CPPEG Recommendation July 6, 2017 HOTC#2017-07 213 Montreal Rd

Click for detail --> 

Dana McLean advised this was an application by 1978648 Ontario Inc. at 213 Montreal Road for HOTC funding assistance in an amount up to \$7,500 for the design work to submit plans for a building permit for interior and exterior renovations.

Following a brief discussion by CPPEG, it was moved:

That HOTC#2017-07 funding request by 198648 Ontario Inc at 213 Montreal Rd, be accepted as follows:

Program 3 - Project Design Grant - \$7,500

Program 5 - Municipal Planning/Development Fees Grant- Actuals

Program 6 - Discretionary Municipal Tipping Fees Grant - Actuals

2 CPPEG Recommendation July 6, 2017 HOTC#2014-06 Addendum 139-141 Pitt St

Click for detail --> 

Dana McLean advised this was an application by Kevin & Leslie Ouderkirk at 139-141 Pitt Street for HOTC funding assistance in an amount up to \$23,612 for renovations of the second floor to get additional commercial space for the retail store.

Following a brief discussion by CPPEG, it was moved:

That HOTC#2014-06 Addendum funding request by Kevin & Leslie Ouderkirk at 139-141 Pitt Street, be accepted as follows:

Program 2 - Building Restoration and Improvement Program - \$23,612

Program 5 - Municipal Planning/Development Fees Grant- Actuals

Program 6 - Discretionary Municipal Tipping Fees Grant - Actuals

Following a further brief discussion by PAC, it was:

Moved By: David Murphy, Councillor

Seconded By: Bernadette Clément, Councillor

That Council endorse the first two (2) PAC Recommendations as presented.

MOTION CARRIED

**3 CPPEG Recommendation July 20, 2017 BR#2016-02 Addendum 910
Montreal Rd**

Click for detail --> 

Dana McLean advised this was an application by 10007692 Canada Inc. at 910 Montreal Road for Brownfields funding assistance in an amount up to \$876,138. This will assist with the remediation of the site to generic standards as per the requirements of the Ministry of the Environmental & Climate Change, for the development of a 4 storey building.

Following a brief discussion by CPPEG, it was moved:

That BR#2016-02 Addendum funding request by 10007692 Canada Inc at 910 Montreal Road, be accepted as follows:

Program 1 - City of Cornwall Brownfields Rehabilitation Grant - \$876,138

During the presentation which took place at the beginning of the meeting, property developer Mr. Gary Soules advised PAC that he was expecting to be eligible for the Brownfields Tipping Fee Grant, that is 50% cash reimbursement in balance as part of the tax increment grant, estimated at \$343,000 when he began working on his project last November; a major reason he had factored in when making his decision to build/invest in Cornwall. He stated that he was depending on the money from that grant program to pay the remediation costs of constructing his student housing on the former site of a gas station.

Following a further brief discussion, all PAC members were in agreement that this was a great project and they all wished to see it move forward.

Following a further brief discussion by PAC, it was:

Moved By: David Murphy, Councillor
Seconded By: Denis Carr, Councillor

That in principle, two options for funding requests be considered by PAC, and recommend same to Council at their September 11th, 2017 meeting;

That BR#2016-02 Addendum funding request by 10007692 Canada Inc at 910 Montreal Road approve one of the following options:

Option 1:

Program 1 - City of Cornwall Brownfields Rehabilitation Grant - \$876,138 or

Option 2:

Program 1 - City of Cornwall Brownfields Rehabilitation Grant - \$591,009

Program 5 - Discretionary Municipal Tipping Fees Grant - \$285,129

MOTION CARRIED

An additional motion was made:

That inquiries be made into the possibility of Provincial or Federal funding to a Pilot Project and used as an example to gain leverage for the City's Brownfields.

Moved By: Bernadette Clément, Councillor

Seconded By: André Rivette, Councillor

MOTION CARRIED

INFORMATION:

Summer student Kaveen Fernando, provided an brief overview of the Data Book which he worked on during his 2017 summer tenure with the Planning Department.

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, September 18, 2017.

ADJOURNMENT:

That the meeting be adjourned at 8:10 PM.

Moved By: André Rivette, Councillor

Seconded By: Ronald Symington, Lay Member

MOTION CARRIED

Carilyne Hébert, Acting Chair

Motion to adopt the Minutes as presented.

Moved By: Bernadette Clement, Councillor

Seconded By: Andre Rivette, Councillor

MOTION APPROVED