

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2013-07
Meeting Date: Mon October 21, 2013 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:

André Rivette, Councillor
Bernadette Clément, Councillor
Bob Kilger, Mayor
Glen Grant, Councillor
Syd Gardiner, Councillor
David Murphy, Councillor
Denis Carr, Councillor
Denis Thibault, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Gerald E. Samson, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning Division
Ely Daniels, Administrative Assistant
John St. Marseille, General Manager, Infrastructure and Municipal Works
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, Manager, Economic Development
Maureen Adams, General Manager, Financial Services
Norm Levac, Chief Administrative Officer
Stephen Alexander, General Manager, Planning, Parks and Recreation

Attendance Media:

Ed Allard

Attendance Public:

**Dennis Eberhard, Vice President Development,
SmartCentres, 2705 Queensview Drive, Ottawa
Wayne Hargrove, 526 14th Street West**

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chairman Glen Grant called the meeting to order at 7:00 PM.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: André Rivette, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 September 16, 2013 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory Committee Meeting (No. 2013-06) dated Monday, September 16, 2013 be approved as presented.

Moved By: Denis Thibault, Councillor
Seconded By: Maurice Dupelle, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

Ken Bedford indicated there was no specific business arising from the minutes. He added that there was a note in the Agenda with reference to HOTC file (#2013-10) dealing with the Agape Centre, 40 Fifth Street West, which will be brought back to PAC at the November meeting for further discussion as per Council's direction.

PRESENTATION(S):

None

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

Ken Bedford indicated there were no specific public meeting notices this evening.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

None

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

None

OTHER / NEW BUSINESS:

Ken Bedford advised that PAC would be dealing with two types of CPPEC applications, one of a Brownfields nature, and the others of a HOTC nature. He suggested that staff requests there be consideration for making two motions at the meeting, one dealing with the Brownfield site item, and the others dealing with the HOTC, as traditionally, PAC has one motion for all of the HOTC.

Chair Glen Grant asked if there were any objections to Staff's request, and as none were declared, proceeded with the meeting.

1 CPPEC Recommendation October 8, 2013 BR#2013-03 9th, Cumberland, 7th

Click for detail --> 

Ken Bedford provided comments with regards to Item no. 1 of Dana McLean's presentation. He advised that this item was a Brownfield application made by Cornwall South Investments, on a property that many know is a flag ship Brownfield site in the former Cowall property. He advised that most recently PAC and Council dealt with the removal of the Hold (H) category on the Community Commercial-Shopping Centre Zoning on the property, which is a 22 acre site, located at 9th, Cumberland and 7th Street. He advised members to consider this as a primary traditional infill proposal. He added this is a key to the Brownfield CIP within which CPPEC promotes incentives to get interest by commercial developers to clean up these types of properties. For that reason, the Committee should keep this in mind, as it is considered a primary Brownfield site within the community. He added that Mr. Dennis Eberhard, Vice President, Development for SmartCentres being the parent company, was in attendance to answer any specific questions directed to him. He asked that PAC allow for this item to be brought forth to Council on the 28th of October, due to its' time sensitive nature with respect to potential development.

Dana McLean reviewed her PowerPoint Presentation on the following matters.

Councillor Syd Gardiner questioned about the two properties located adjacent to the north end of the development site. The previous consultants North American were planning to purchase those properties, and wanted to know whether this was still going to happen? He asked if the property owners would still have to vacate their lands once development began.

Dana McLean replied those properties are still owned by the long standing owners and are not part of the development.

Councillor André Rivette said the development was a great project and long overdue for clean up. He commended SmartCentres for taking on the task, and had full confidence they would make it aesthetically pleasing.

Councillor Gerald Samson welcomed SmartCentres to the City of Cornwall, and thanked them for investing in the community. He was very impressed, and said the cost per acre to illustrate

additional clean-up magnitudes was the way to readily understand the overall funding perspective. He asked for clarification regarding Domtar's remediation of the site and asked which of the remediation options proposed was chosen.

Dana McLean replied that when Domtar remediated the site, they were not aware of where the proposed buildings were going to be. They filled the area with clean fill, which was not contaminated in any way. The new developers will still be able to use the fill, but will need to compact it tighter, so it can hold the bearing capacity for the building. Dana McLean praised Domtar for their remediation work, as they still went ahead with the clean up, even after North American was no longer going to be the developer of the site. Domtar could have left it exactly the way it was, with the older buildings on, but chose to demolish them, take the contaminated soil to Big Ben, and do that in conjunction with the Ministry of Environment Certificate of Approval (C of A.). She concluded this location is a "poster child" for the Brownfield program, and with regards to Dynamic Compaction, Option A for 4.4 million was the best option to go with.

Denis Carr said that we should be very pleased, not only with this particular project, but with the message it sends regarding the City of Cornwall. He commended Mr. Dennis Eberhard for having the confidence to return to Cornwall and present a project that makes us all winners. He said the message it sends from this community into the rest of the province and the rest of Canada, is that Cornwall is indeed open for business and is supportive of businesses. He thanked SmartCentres for all their work and for coming back with presentations made to PAC, and would welcome them back anytime.

Councillor Denis Thibault echoed comments already expressed, and was pleased to have SmartCentres back. He added this will make a big difference for the future of Cornwall, and requested to have a recorded vote.

Chair Glen Grant asked for Councillor Thibault's confirmation to have a recorded vote.

Councillor Denis Thibault replied that he wanted a recorded vote.

Councillor Bernadette Clément welcomed Mr. Dennis Eberhard back to Cornwall and asked for clarification regarding 2004 and 2011 MOE standards. She questioned what standards had to be met, and was concerned whether the cheaper option chosen, "Dynamic Compaction" versus "Engineered Fill", was a viable method for soil bearing capacity, and whether it met the current industry standards.

Dana McLean replied that there is currently a Record of Site Condition (RSC) posted for the property based on 2004 MOE standards. The Hold (H) category on the site was removed so that development could proceed. The MOE did approve the remediation work. The developers wanted to remediate to the higher level of standards. She added the Brownfield program is utilized for cleaning up properties, and is doing the City justice by remediating this site to a current standard. The soil will go to Big Ben, so it will not occupy capacity in our Municipal landfill site, and stated this is the further remediation needed for this location. With regards to the option chosen, although cheaper, it is a type of remediation which can afterwards be quantified to make sure it has the proper bearing capacity.

John St. Marseille added that yes it absolutely meets engineering standards, and that the geotechnical consultant was present at the CPPEC meetings and was posed the same question as to whether there were other available options that could be considered. There were a variety

of them, however, this was the most viable and proven option they were wanting to move forward with, and so the Committee approved their recommendation.

Councillor Bernadette Clément wanted clarification regarding capping the work at 4.5 million and asked what was the rationale behind that.

Dana McLean replied that currently with a posted (RSC), the development may start as is. The applicant requested to remediate to the 2011 MOE Standards, with an associated cost of \$905,000. Although not required, it is favourable to clean the site to the current standards through the Brownfield Program. The CPPEC Committee felt they were being generous in this regard, therefore, it believed that capping it at the 4.5 million dollars was a prudent approach.

Councillor Bernadette Clément asked for clarification on the square footage of the development's general plan, and how many buildings were going to be built.

Dana replied there would be four buildings built and showed the area where they would be located.

Mr. Dennis Eberhard added there is 240,000 sq. ft. of space. There may be some orientation changes, but for now, what they are presenting is their vision of the development.

Councillor Bernadette Clément thanked Mr. Dennis Eberhard and said it was a terrific location and a fantastic project.

Mayor Bob Kilger, asked if Mr. Dennis Eberhard could elaborate and provide the Committee with a better idea of when the development would begin.

Mr. Dennis Eberhard replied it was very critical that this moves forward at the next Council meeting of Monday, and that subject to Council's approval, they would be looking at the middle of November for work to begin. They would try to get as much work done regarding the Dynamic Compaction, probably right until the end of December.

Councillor Glen Grant thanked Mr. Dennis Eberhard for his interest in Cornwall.

Following the previous request by Councillor Denis Thibault for a Recorded Vote, it was moved:

That BR#2013-03 funding request by Cornwall South Investments Inc at 9th, Cumberland, 7th, be approved as follows:

**Program 1: City of Cornwall Rehabilitation Grant - \$4,500,000
(based on actual costs, up to but not to exceed)**

**Moved by: Denis Thibault, Councillor
Seconded by: Denis Carr, Councillor**

COUNCILLORS	FOR	AGAINST
Kilger, Bob (Mayor)	x	
Carr, Denis	x	
Clément, Bernadette	x	
Dupelle, Maurice	x	
Gardiner, Syd	x	
Grant, Glen	x	
MacDonald, Elaine	x	
Murphy, David	x	
Rivette, André	x	
Samson, Gerald E.	x	
Thibault, Denis	x	

MOTION UNANIMOUSLY APPROVED

2 CPPEC Recommendation October 8, 2013 HOTC#2013-12 739 Montreal Rd

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-12 funding request by Pierre Lyonnais at 739 Montreal Rd, be approved as follows:

Program 2: Building Restoration & Improvement Program-\$13,200

Program 3: Project Design Grant - \$700

Program 4: Facade Improvement and Sign Grant-\$12,000

Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Gerald Samson, Councillor

Seconded by: André Rivette, Councillor

MOTION APPROVED

3 CPPEC Recommendation October 8, 2013 HOTC#2013-13 806 Pitt St

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-13 funding request by Dr. Steven Deneka at 806 Pitt St, be approved as follows:

Program 2: Building Restoration & Improvement Program-\$3,722

Program 3: Project Design Grant - \$1,200

Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Gerald Samson, Councillor

Seconded by: André Rivette, Councillor

MOTION APPROVED

4 CPPEC Recommendation October 8, 2013 HOTC#2013-14 108 Second St E

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-14 funding request by Knox City Centre Inc at 108 Second St E, be approved as follows:

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

Program 5: Municipal Planning/Development Fees Grant - actual


Program 7: Parking & Landscape Enhancement- \$25,000

Moved by: Gerald Samson, Councillor

Seconded by: André Rivette, Councillor

MOTION APPROVED

5 CPPEC Recommendation October 8, 2013 HOTC#2013-11 Addendum 162-166 Montreal Rd

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-11 Addendum funding request by Michael Rennick at 162-166 Montreal Rd, be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$9,133

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6; Discretionary Municipal Tipping Fees Grant - actual

Moved by: Gerald Samson, Councillor

Seconded by: André Rivette, Councillor

MOTION APPROVED

6 CPPEC Recommendation October 8, 2013 HOTC#2013-04 Addendum 40 First St W

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-04 Addendum funding request by Robert Prowse at 40 First St W, be

approved as follows:

Program 2: Building Restoration & Improvement Program-\$14,142

Moved by: Gerald Samson, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

7 CPPEC Recommendation October 8, 2013 HOTC#2012-18 Addendum 328 Second St W

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2012-18 Addendum funding request by Samson & Gibson Holding Inc at 328 Second St W, be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$1,950
Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Gerald Samson, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

8 CPPEC Recommendation October 8, 2013 HOTC#2010-14 Addendum 159 - 163 Montreal Rd

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2010-14 Addendum funding request by Paul Laplante at 159-163 Montreal Rd, be approved as follows:

Program 3: Project Design Grant - \$1,000
Program 4: Facade Improvement and Sign Grant-\$3,600
Program 5: Municipal Planning/Development Fees Grant - actual
Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved by: Gerald Samson, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

9 CPPEC Recommendation October 8, 2013 HOTC# 2011-15 Addendum 28 Second St E

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2011-15 Addendum funding request by Trustees of St.John's Presbyterian Church at 28 Second St E, be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$3,653
Program 5: Municipal Planning/Development Fees Grant - actual

----- **MOTION APPROVED**

INFORMATION:

None

NEXT SCHEDULED MEETING:

November 18, 2013

ADJOURNMENT:

That the meeting be adjourned at 8:00 p.m.

Moved by: Denis Thibault, Councillor
Seconded by: Gerald Samson, Councillor

MOTION APPROVED

Councillor Glen Grant, Chair

That the Minutes of the Planning Advisory Committee Meeting (No. 2013-07) dated Monday, October 21, 2013 be approved as presented.

Moved By: Bernadette Clément, Councillor
Seconded By: Denis Thibault, Councillor

MOTION APPROVED