

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2017-03
Meeting Date: Thu June 22, 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:

Leslie O'Shaughnessy, Mayor
Andre Rivette, Councillor
Bernadette Clement, Councillor
Elaine MacDonald, Councillor
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor
Denis Carr, Councillor

Attendance Staff:

Dana McLean, Development Coordinator
Ely Daniels, Administrative Assistant
Karl Doyle, Zoning and Site Plan Coordinator
Mark A. Boileau, General Manager, Planning,
Development and Recreation
Mary Joyce-Smith, Division Manager, Planning

Regrets:

David Murphy, Councillor
Maurice Dupelle, Councillor
Mark A. MacDonald, Councillor

Attendance Media:

Two members of the media were present.

Attendance Public:

Seventeen (17) 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 the amendment that two CPPEG items that were included in the hardcopy of the Agenda (Amendments to HOTC and Brownfields CIPs) but were not addressed/mentioned on the Agenda be discussed under "Information".

Moved By: André Rivette, Councillor
Seconded By: Leslie O'Shaughnessy, Mayor

CARRIED

Motion to move Public Meeting Item No. 2 (Site Specific Rezoning, PAC Z-03-17) ahead of Public Meeting Item No. 1 (Housekeeping No.26), and that PAC Item No. 12 - Selection of New PAC Secretary under "Other/New Business" be discussed immediately following "Business Arising from the Minutes".

Moved By: Elaine MacDonald, Councillor
Seconded By: Claude E. McIntosh, Councillor

CARRIED

Motion to adopt the Agenda as amended.

Moved By: Elaine MacDonald, Councillor
Seconded By: André Rivette, Councillor

CARRIED

ADOPTION OF THE MINUTES:

Motion to endorse the following Minutes as presented.

Moved By: Bernadette Clément, Councillor
Seconded By: Jack Lindsay, Lay Member

CARRIED

1 April 18, 2017 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

DECLARATION OF CONFLICT OF INTEREST:

There was no declaration of conflict of interest.

BUSINESS ARISING FROM THE MINUTES:

None

Other/New Business: Item #12: Selection of New PAC Secretary - Replacement of the retired Secretary Ken Bedford, Division Manager - Planning, must be made by PAC either based on an interim or more long-term basis.

Acting Chair Carilyne Hébert announced that Mary Joyce-Smith is now the new Division Manager of the Planning Division and requested a motion be made to nominate her as PAC Secretary either based on an interim or long-term basis.

Mayor Leslie O'Shaughnessy made a motion to nominate Mary Joyce-Smith as the permanent PAC Secretary.

Moved By: Leslie O'Shaughnessy, Mayor
Seconded By: André Rivette, Councillor

CARRIED

PRESENTATION(S):

1 Process Information Report with Respect to a Proposed Residential Condominium Project Entitled: Les Condos de la Marina by C.H. Clément Construction.

Click for detail --> 

Mr. Mike Gervais and Mr. Charles Clément representing C.H. Clément Construction provided an overview of their conceptual idea for a development project of residential condominiums entitled: Les Condos de la Marina, on Cornwall's Waterfront. Charles Clément stated that this would not be a small project, and that his concept would see a new 108 unit condominium complex, made up of several two storey buildings with roughly 8 to 12 units in each. They would be luxurious yet affordable condos (expected cost of each: \$250 thousand) and built on three sides of the municipal marina on the banks of the St. Lawrence River, nestled between the Cornwall Civic Complex and the city's baseball diamonds. The construction of the condos will cost approximately \$25 to \$30 million to build and the city of Cornwall would make in excess of \$100

thousand just from the building permits required. Once built, these condos would bring \$375 thousand of tax revenue each year, as well as promote tourism and more revenues for local businesses. At this time, the project is just a conceptual idea which means there have been no formal applications submitted with the City.

Since this item 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 Mr. Clément and Mr. Gervais for their confidence in this community and stated that taking this project on will not be an easy task, and wished them all the best.

Councillor Bernadette Clément who pointed out that she wasn't related to Charles Clément stated that extensive public consultations will be an absolute must if this project has any chance of moving forward. She said that the Waterfront lands are in a special category of their own. They're part of a public trust and people feel invested in those lands. She added that the public can be very passionate about their Waterfront lands and that Council will be taking their cues from them.

Councillor André Rivette thanked the presenters for their vision, and stated it was well explained. He added that every year the Marina is costing taxpayers more and more money and that Council has to look at all projects, but reiterated that due diligence must be followed.

Councillor Elaine MacDonald asked whether the presenters had investigated whether there were pre-existing Land Claims in the area.

Mr. Charles Clément replied that part of the process of divesting the land would be dealt with at the Federal government level and that they would be looking into that.

Councillor Justin Towndale stated that he liked the ambition of the project, and thanked Mr. Clément for his interest in investing in Cornwall.

Acting Chair Carilyne Hébert thanked Mr. Clément for his previous commitments and investments in this community, and echoed the sentiments already expressed by her colleagues by reiterating that public consultation will be an absolutely key step for this project.

Mayor Leslie O'Shaughnessy pointed out that everyone should be given a fair chance at developing on that land, however he advised that securing the land from the government will not be an easy task and that one of the many hurdles this project will have to surmount is the rezoning of the Waterfront area.

All members of PAC thanked Charles Clément and Mike Gervais for presenting their vision of their Condo de la marina project.

Following a comprehensive discussion by PAC, it was:

MOVED BY: Mayor, Leslie O'Shaughnessy

SECONDED BY: Councillor André Rivette

That PAC receives this presentation report with no further action.

Motion Carried

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

PAC Secretary Mary Joyce-Smith advised there were two Public Meeting items, which were given due Notice and posted on the City's Website. She added that Karl Doyle, Zoning and Site Plan Coordinator would provide a brief presentation for PAC discussion and final recommendation to Council.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

2 OLSONFAB - Michael Ladouceur- Site Specific Rezoning - Review of an application for a Site Specific Zoning exception to the Service Industrial (MS) zoning on Part of Lot 19 and Part of East Half of Lot 20, Concession 1, municipally known as 235 Saunders Drive, (PAC Z-03-17).

Click for detail --> 

Zoning and Site Plan Coordinator, Karl Doyle advised that an application had been received by Olsonfab-Oscar Ladouceur Mechanical requesting that the lands at 235 Saunders Drive (formerly known as American Standards) be rezoned from Service Industrial (MS) to Service Industrial (MS) with a site specific exception in order to introduce a Metal Fabrication Facility for the purpose of welding, structural steel, millwright/rigging, 3D designs and installations as well as mechanical contracting. The exception is required because the regulations of the current zoning do not speak to a metal fabrication use and associated activities. He added that the proposal is in conformity with the Provincial Policy Statement; the subject site is in a location appropriate for the

proposed use, and is supported by the City's Official Plan. He also stated that the Ministry of Environment had provided commentary that the applicant will be subject to MOECC requirements for Approval before installing equipment and beginning any operations, as their assessment is for "air standards" and must be undertaken by a Qualified Person. In conclusion, he stated that the Planning Division reviewed the application along with relevant supporting documentation, and is in agreement that the proposed use is compatible with the surrounding uses and in context with the area; the proposed activities associated with the use are internalized and should mitigate concerns with vibration, and/or noise; the project will be reprogramming existing infrastructure which was previously vacant; and the facility has the potential to create 19 new skilled labour jobs. Based on all the findings contained in this report, he advised that the Planning Division is supportive of the recommendation to accept a Site Specific Zoning Exception to the Service Industrial (MS) Zoning at 235 Saunders Drive, Cornwall, in order to accommodate the introduction of a Metal Fabrication Facility.

Acting Chair, Councillor Carilyne Hébert, then asked if there were any comments from the audience.

Planner, Nancy Meloshe, acting on behalf of American Standard and Olsonfab-Oscar Ladouceur Mechanical stated she did not have much more to add other than that she was supportive of the application, as it will provide a great re-use of the building, which has been vacant for several years. She added that there will be no changes made to the exterior of the building, and was available for any questions or concerns.

Gallery member Elaine Kennedy from St. Andrews stated she was not against this proposal, however, she asked if the City had a long term vision or plans to eventually move all the industries to the east end of the City.

General Manager of the Planning, Development and Recreation Department, Mark Boileau replied that the City would like to see any future industry or future intensification or expansion of industrial activity/operations occur in the east end as opposed to this location, but what is being proposed, in this situation, is either similar or less intensive as an Industrial operation.

Acting Chair, Councillor Carilyne Hébert, then asked 3 times for comments from the audience. As no further comments were received on this item, the Public Meeting portion was closed by the Chair.

1 Proposed Modifications to the Comprehensive Zoning By-law No. 751, 1969, as amended (PAC File Z-02-17 Housekeeping No.26).

Click for detail --> 

Karl Doyle, Zoning and Site Plan Coordinator, advised that the Housekeeping exercise is a tool used by the municipality to maintain a current and relevant Zoning Bylaw. Pending approval of the City's Official Plan, the municipality is required to produce a new Zoning Bylaw within a 3 year period. He advised that this Housekeeping exercise is to introduce provisions regulating "Contractor / Utility" type trailers located in Residential zones as enclosed and open type trailers. Currently the City of Cornwall has zoning provisions that prohibit the parking/storage of Recreational Vehicles (Boats & Motor Homes) in the technical front yard setback in a Residential zone, however, a property owner may locate a recreational vehicle on a Residential property behind the technical front yard setback and may park or store it on the side or rear yard on the property. He added that many other municipalities across Ontario have similar restrictions, and of the municipalities that were consulted, the strong majority (7 of 8) prohibit the parking/storage of recreational vehicles and various types of trailers in the front yard setback and limit them solely to either the side and/or rear yard of the property or outright prohibit them on a residential property. He then suggested the following options to PAC:

- Option 1. Do not implement any changes.
- Option 2. Amend the Zoning By-law Parking standards to prohibit the parking and/or storage of trailers in the front yard setback if used solely for storage purposes.
- Option 3. Amend the Zoning By-law Parking standards to prohibit the parking and/or storage of trailers in the front yard setback.
- Option 4. Amend the Zoning By-law Parking standards to prohibit the parking and/or storage of trailers on a property in a residential zone.

Karl Doyle, Zoning and Site Plan Coordinator added that when PAC is examining options to be introduced in the Parking Section of the City's Zoning By-law #751.1969, to keep in mind those property owners who are contractors and require their trailers/equipment to be located on their properties.

Acting Chair, Councillor Carilyne Hébert, then asked 3 times for comments from the audience. As no further comments were received on this item, the Public Meeting portion was closed by the Chair.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

2 OLSONFAB - Michael Ladouceur- Site Specific Rezoning - Review of an application for a Site Specific Zoning exception to the Service Industrial (MS) zoning on Part of Lot 19 and Part of East Half of Lot 20, Concession 1,

municipally known as 235 Saunders Drive, (PAC Z-03-17).

Click for detail --> 

As no further comments were received on this item, Acting Chair, Councillor Carilyne Hébert opened the floor to PAC.

Councillor Elaine MacDonald stated she supported this application.

Following a further brief discussion by PAC members, there was a motion to support that By-law #751-1969, as amended, be further amended by incorporating the following into the Service Industrial (MS) Permitted Uses (04-5-2):

"Notwithstanding anything else in this section, a Metal Fabrication Facility shall be permitted on Part of Lot 19 and Part of East Half of Lot 20, Concession 1, as shown on Plan 52R-7946, municipally known as 235 Saunders Drive."

MOVED BY: Leslie O'Shaughnessy, Mayor

SECONDED BY: Justin Towndale, Councillor

Motion Carried

1 Proposed Modifications to the Comprehensive Zoning By-law No. 751, 1969, as amended (PAC File Z-02-17 Housekeeping No.26).

Click for detail --> 

As no further comments were received on this item, Acting Chair, Councillor Carilyne Hébert opened the floor to PAC.

Councillor Elaine MacDonald advised she would not support totally changing this Bylaw, however, she would support Option No. 2, to amend the Zoning By-law Parking standards to prohibit the parking and/or storage of trailers in the front yard setback if used solely for storage purposes.

Following a further brief discussion by PAC members, there was a motion to support the Housekeeping No. 26 Report item, listed under Section B) Options Presented to PAC, being No. 2 with revisions.

MOVED BY: Elaine MacDonald, Councillor

SECONDED BY: Justin Towndale, Councillor

Motion Carried

OTHER / NEW BUSINESS:

PAC Secretary, Mary Joyce-Smith advised that there were 11 funding applications related CPPEG items for PAC to consider and that Development Coordinator, Ms. Dana McLean would provide a power point presentation on those items. She added that there were two additional items under CPPEG with respect to funding allocation changes to the HOTC CIP to recognize gateways to the Priority Areas and the Cotton Mill District Redevelopment Zoning, as well as the Brownfields CIP.

1 CPPEG Recommendation May 4, 2017 HOTC #2017-04 132 Second St W

Click for detail --> 

Dana McLean advised this is an application by Jordan Arthur at 132 Second Street West for HOTC funding assistance in an amount up to \$1,150 to assist with funds for a new fascia sign.

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

That HOTC #2017-04 funding request by Jordan Arthur at 132 Second Street West, be accepted at half of the original request due to being outside the Priority Area, as follows:

Program 3 - Project Design Grant - \$150

Program 4 - Sign Grant- \$1,000

Program 5 - Municipal Planning/Development Fees Grant- 50% of the permit fee

2 CPPEG Recommendation May 4, 2017 HOTC#2017-05 212 Second St W

Click for detail --> 

Dana McLean advised that this is an application by Dr. Steven Bacher at 212 Second Street West for HOTC funding assistance in an amount up to \$750 to assist with funds for design work for building permits as per the Ontario Code.

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

That HOTC #2017-05 funding request by Dr. Steven Bacher at 212 Second Street West, be accepted at half of the original request due to being outside the Priority Area as follows:

Program 3 - Project Design Grant - \$750

Program 5 - Municipal Planning/Development Fees Grant- 50% of the permit fee

3 CPPEG Recommendation May 4, 2017 HOTC#2017-01 Addendum 331 Second St W

Click for detail --> 

Dana McLean advised that this is an addendum application by Maison Baldwin House at 331 Second Street West for HOTC funding assistance in an amount up to \$5,500 to assist with funds for facade improvements.

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

That HOTC #2017-01 addendum funding request by Maison Baldwin House at 331 Second Street West, be accepted at half of the original request due to being outside the Priority Area as follows:

Program 3 - Project Design Grant - \$500

Program 4 - Facade Grant- \$5,000

Program 5 - Municipal Planning/Development Fees Grant- 50% of the permit fee

Program 6 - Discretionary Municipal Tipping Fees Grant- 25% of actual fee

4 CPPEG Recommendation May 4, 2017 HOTC#2016-10 Addendum 900 Montreal Rd

Click for detail --> 

Dana McLean advised that this is an addendum application by 2556819 Ontario Inc. at 900 Montreal Road for HOTC funding assistance in an amount up to \$20,868.50 to assist with funds (interest free loan) for landscape enhancement.

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

That HOTC#2016-10 addendum funding request by 2556819 Ontario Inc. at 900 Montreal Road, be accepted as follows:

Program 7 - Parking and Landscape Enhancement Program - \$20,868.50

5 CPPEG Recommendation may 4, 2017 HOTC#2016-06 Addendum 507 Pitt St

Click for detail --> 

Dana McLean advised that this is an addendum application by Mohammad Naeem at 507 Pitt Street for HOTC funding assistance in an amount up to \$26,000 to assist with funds for a new parking area at the rear of the building, subject to a Site Plan Control.

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

That HOTC#2016-06 Addendum funding request by Mohammad Naeem at 507 Pitt Street be approved as follows:

Program 3 - Project Design Grant- \$1,000

Program 5 - Municipal Planning/Development Fees Grant - 50% of actual fee

Program 7 - Parking and Landscape Enhancement Program - \$25,000

6 CPPEG Recommendation May 4, 2017 HOTC#2016-07 Addendum 501-503 Pitt St

Click for detail --> 

Dana McLean advised that this is an addendum application by Everonward Investor Group at 501-503 Pitt Street for HOTC funding assistance in an amount up to \$14,995 to assist with funds for resurfacing of the existing parking area.

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

That HOTC#2016-07 Addendum funding request by Everonward Investor Group at 501-503 Pitt Street be approved as follows:

Program 7 - Parking & Landscape Enhancement Program - \$14,995

Conditions: That a proper screening fence be installed along the residential properties, the brush be removed, and that a buffer be added along Pitt Street such as interlocking & planters.

7 CPPEG Recommendation June 8, 2017 HOTC#2017-06 204 Second St E

Click for detail --> 

Dana McLean advised that this is an application by Twelve R Squared Inc. at 204 Second Street East for HOTC funding assistance in an amount up to \$47,500 to assist with funds for design work, and renovation & rehabilitation of the building. The property is designated as Heritage By-Law No.061, 1979.

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

That HOTC#2017-06 funding request by Twelve R Squared Inc. at 204 Second Street East, be approved as follows:

Program 2 - Building Restoration & Improvement - \$30,000

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

Program 4 - Sign Grant- \$10,000

Program 5 - Municipal Planning/Development Fees Grant- Actual

Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

8 CPPEG Recommendation June 8, 2017 HOTC#2017-05 Addendum 212 Second St W

Click for detail --> 

Dana McLean advised that this is an addendum application by Dr. Steven Bacher at 212 Second Street West for HOTC funding assistance in an amount up to \$14,763. This will assist with funds for a new facade and building restoration.

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

That HOTC#2017-05 funding request by Dr. Steven Bacher at 212 Second Street West be accepted at half of the original request, as follows:

Program 2 - Building Restoration & Improvement Program - \$9,763

Program 4 - Facade Improvement Grant- \$5,000

Program 5 - Municipal Planning/Development Fees Grant- 50% of actual fees

Program 6 - Discretionary Municipal Tipping Fees Grant - 50% of actual fees

9 CPPEG Recommendation June 8, 2017 HOTC#2016-10 Addendum 900 Montreal Rd

Click for detail --> 

Dana McLean advised that this is an addendum application by 2556819 Ontario Inc. at 900 Montreal Road for HOTC funding assistance in an amount up to \$1,327 to assist with additional funds for Architectural review and site visits.

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

That HOTC#2016-10 Addendum funding request by 2556819 Ontario Inc at 900 Montreal Road, be accepted as follows:

Program 3 - Project Design Grant - \$1,327

10 CPPEG Recommendation June 8, 2017 HOTC#2016-01 Addendum 502-506 Pitt St

Click for detail --> 

Dana McLean advised that this is an addendum application by Seaway Senior Citizens at 502-506 Pitt Street for HOTC funding assistance in an amount up to \$16,162 to assist with funds for interior renovations through an interest free loan.

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

That HOTC#2016-01 addendum funding request by Seaway Senior Citizens at 502-506 Pitt Street, be accepted as follows:

Program 2 - Building Restoration & Improvement Program - \$16,162

11 CPPEG Recommendation June 8, 2017 HOTC#2017-02 Addendum 28 First St W

Click for detail --> 

Dana McLean advised that this is an addendum application by Nourish Body Mind Soul at 28 First Street West for HOTC funding assistance in an amount up to \$1,700 to assist with funds for facade restoration.

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

That HOTC#2017-02 Addendum funding request by Nourish Body Mind Soul at 28 First Street West, be accepted as follows:

Program 4 - Facade Improvement Grant- \$1,700

Program 5 - Municipal Planning/Development Fees Grant- actual

Program 6 - Discretionary Municipal Tipping Fees Grant - actual

Following a brief discussion by PAC,

There was a motion that the CPPEG recommendations #1 through to #11 be approved by PAC, as proposed, and recommend same to Council.

MOVED BY: André Rivette, Councillor

SECONDED BY: Elaine MacDonald, Councillor

Motion Carried

INFORMATION:

1 Amendment to HOTC CIP - To recognize gateways to the Priority Areas as well as the Cotton Mill District Redevelopment Zoning; funding

allocation changes

2 Amendment to Brownfields CIP - Funding Allocation Changes

Dana McLean provided an overview of her reports offering revised HOTC CIP and Brownfield CIP criteria, ideas premised on the principle of setting a controlled fiscal approach into the future, but still offering sufficient equitable incentives to developers to build such projects. The result of this change would be to continue to support new development within the community improvement policy area, by providing additional parameters for funding criteria to allow incentives, which represent forgone revenue, but provide a higher percentage of the deferred tax income to be contributed to the tax base at an earlier point, to help support for normal growth within the community and be able to sustain the current level (or increase) of municipal services. She concluded that these reports are being presented only for information at this time, and would be looking at a public notification in early Fall if no objections are received from PAC.

Following a brief discussion by PAC,

There was a motion that the CPPEG updates be received by PAC.

MOVED BY: André Rivette, Councillor

SECONDED BY: Elaine MacDonald, Councillor

Motion Carried

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held on Monday, August 21st, 2017.

ADJOURNMENT:

That the meeting be adjourned at 9:15PM.

Moved By: André Rivette, Councillor

Seconded By: Justin Towndale, Councillor

Motion Carried

Councillor Carilyne Hébert, Acting Chair