

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2019-05
Meeting Date: Mon July 29, 2019 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9
Chair: Elaine MacDonald, Councillor
Prepared By: Ely Daniels, Administrative Assistant

The Planning Advisory & Hearing Committee Meeting

Attendance Committee Members:

Bernadette Clément, Mayor
Elaine MacDonald, Councillor
Carilyne Hébert, Councillor
Claude E. McIntosh, Councillor
Justin Towndale, Councillor
Dean Hollingsworth, Councillor
Eric Bergeron, Councillor
Glen Grant, Councillor
Syd Gardiner, Councillor
Todd Bennett, Councillor
Amanda Brisson, Lay Member
Ron Symington, Lay Member

Attendance Staff:

Bill de Wit, Division Manager, Municipal Works
Brittney Ruffo, Planning Summer Student
Dana McLean, Development Coordinator
Ely Daniels, Administrative Assistant
Karl Doyle, Senior Planner
Mark A. Boileau, General Manager, Planning, Development and Recreation
Mary Joyce-Smith, Division Manager, Planning
Maureen Adams, Chief Administrative Officer
Tracey Bailey, General Manager, Financial Services

Regrets:

Maurice Dupelle, Councillor

Attendance Media:

Three members of the media were present.

Attendance Public:

Twenty-two gallery members signed the PAC public attendance sheet.

Welcome and Call Meeting to Order by Chair:

Chair Elaine MacDonald called the meeting to order at 7:00 PM.

Roll Call:

Roll call was conducted by Recording Secretary, Ely Daniels.

Adoption of the Agenda - Additions and Deletions:

Motion to adopt the Agenda as presented.

Moved By: Glen Grant, Councillor
Seconded By: Amanda Brisson, Lay Member

Motion Carried

Adoption of the Minutes:

Motion to endorse the following Minutes as presented.

Moved By: Bernadette Clément, Mayor
Seconded By: Syd Gardiner, Councillor

Motion Carried

1 June 17, 2019 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

Declaration of Conflict of Interest:

None

Business Arising from the Minutes:

None

Presentation(s):

Chair Elaine MacDonald advised that a PowerPoint presentation would be provided by Mr. Mike Tocher of *thinc design* to showcase the final draft of the updated Waterfront Master Plan. She added that this was a non legislated public meeting item, and requested a motion from the Committee as to whether questions from the public would be accepted.

A motion was provided that the PAC would allow questions from the public.

Moved By: Glen Grant, Councillor

Seconded By: Justin Towndale, Councillor

Motion Carried

Mike Tocher, Partner from *thinc design* provided an overview of the final version of the City of Cornwall's Waterfront Master Plan ending more than one year of work. He touched on the project's intent which was to update and build upon the 2007 Waterfront Plan; provide a vision for the city's Waterfront; consult with community and stakeholders and provide a progressive framework to address the important economic, social, cultural and environmental benefits the Waterfront offers. He described the process and schedule which involved multiple public consultations. The new Waterfront Master Plan contained a total of 77 recommendations which were organized into 6 main areas of the Waterfront. He described how *thinc design* used a priority matrix to rank each recommendation by scoring it on 10 different criteria including level of support during the public consultations, tourism impact, access to waterfront, beautification, and more. According to the matrix, the top ten projects which resulted the highest score were: Beach Improvements, Ice Skating & Associated Amenities, Pointe Maligne, Trail Enhancements, Increase Food/Cafe Opportunities, Signage and Wayfinding Strategy, Dragon Boat, Rowing and Paddling Course, Campground, Waterfront Trail Improvements, and Pedestrian/Waterfront Interface. He explained how the forecasting schedule outlines the implementation sequence of recommendations over a 25 year period and indicates cost to implement, including design and planning (average 1 million/year). He stated that the implementation sequence is an important tool for budgeting purposes which considers matrix results, dependencies and efficiencies, planning, land ownership and budget. He concluded that the plan must be viewed as a living document to be updated and adjusted over time, and reassured PAC that recommendations may be advanced, delayed or amended to address current and future directions of Council. Future Councils, in consultation with City Staff, will determine if, when, and how these projects will be implemented.

Chair Elaine MacDonald asked if there were any questions / comments from PAC.

Councillor Glen Grant advised that the document should be amended to reflect that the Cornwall Rowing Club has now been established in the Guindon Park.

Lay Member Ronald Symington suggested that the City should form a Review Committee to go over the plan and provide recommendations. He emphasized the need for some kind of process or format.

PAC Secretary Mary Joyce-Smith advised that the plan is a policy document which gets its' direction from the Official Plan. Presently, if PAC recommends to move the plan to Council, then a Bylaw will be issued to Council to adopt the plan. She emphasized that staff or a committee will use this policy document to determine which projects Council wants to move ahead with. As a living document unlike a Zoning Bylaw for example, there would be room for updates and adjustments over time.

Mayor Bernadette Clément suggested that the mention in the plan with respect to the Harbour joint project with Akwesasne should also be outlined as an opportunity as well as a challenge.

“The reality is that .5 per cent of Cornwall's population had a say in this document, and I just don't think it's enough,” stated Lay Member, Amanda Brisson.

Following a further brief discussion by PAC, Chair Elaine MacDonald asked if there were any comments from the public.

Public member Mr. Mark Kaddie, raised concerns that construction of a new beach risked disturbing toxic sediments from Cornwall's industrial past and releasing it into the river. He also asked where would all the funding come from, and the importance that the public always be informed of every proposed development on Cornwall's waterfront.

Partner Mike Tocher, replied that the only way the City can obtain funding opportunities is to have a Master Plan and that every project considered on its' Waterfront be presented to the public for review.

General Manager, Planning, Development and Recreation Department, Mark Boileau provided clarification that at the onset of the project, the consultants were

informed that all selected locations for a local beach were not suitable due to existing sediment issues. For that reason, the only new beach being proposed is located in Guindon Park.

Another member of the public, Mr. Stephane Grondin asked about the canal lands; who owns them and what is the time frame on the lands divestiture.

General Manager, Planning, Development and Recreation Department, Mark Boileau replied that the canal lands are primarily owned by Transport Canada and that a meeting with them is set up for September. At this meeting, discussions will revolve around which of the lands could go to the City, what might be sold for private development, or be transferred to other organizations. The City will focus on obtaining strategic portions of the Waterfront and be in an ideal position, given that it now has a new Waterfront Plan with projects that are contingent in owning certain lands.

Mayor Bernadette Clément added that the upcoming land ownership meeting will be a strategic one, and that discussions that will ensue will be about how much lands the City should own and what are the strategic pieces, not just getting it all. She added "We want to be quick about these discussions so that this government and any government that is elected this fall, knows that the City of Cornwall wants to be present at all those discussions".

Councillor Todd Bennett suggested that revenue-generating projects should be the priority, and that the money be used to fund other projects.

While the reception of the final draft of the Waterfront Master Plan was mainly positive, there were some concerns both from committee members and residents who expressed disappointment in the public consultation efforts which only attracted the participation of a few hundred people. More feedback from the public would be needed before any Waterfront project is actually approved.

Chair Elaine MacDonald asked three times if there were any additional comments from the public; hearing none she closed the public presentation portion of the meeting.

Following a further brief discussion, the following motion was made:

That the Planning Advisory and Hearing Committee (PAC) recommends to move the Waterfront Master Plan to City Council.

Moved By: Todd Bennett, Councillor

Seconded By: Mayor, Bernadette Clément

Motion Carried

Review of Public Notice Requirements by PAC Secretary:

PAC Secretary Mary Joyce-Smith advised that a notice appeared in the Saturday's edition of the Standard Freeholder of July 6th, 2019 for both public meeting items and that a 400' radius letter notice was sent out to land owners around the subject properties on June 25th, 2019.

Public Meeting Item(s) - Public Hearing:

PAC Secretary Mary Joyce-Smith invited Development Planner, Lindsay Parisien to provide a brief presentation on the Bellwood Ridge Subdivision for PAC discussion and final recommendation to Council.

1 Review of an Amendment to a Draft Plan of Subdivision and approval for Phases 4 and 5 for Bellwood Ridge Subdivision being Part of Lots 7, 8, and 9, Concession 2, situated at the south east corner of Pitt Street and Tollgate Road. (Subdivision File 04T-2019-03)

Click for detail --> 

Development Planner Lindsay Parisien provided an overview of a Draft Plan of Subdivision Amendment application for the development of Phases 4 and 5 as well as the remaining previously approved Draft Plan lands. She advised that this new Draft Plan is proposing a total of 29 single family dwellings and 155 semi-detached dwellings.

She stated that the Subdivision meets the intent of Provincial Policy and Official Plan Policy and will continue an existing pattern of development within the neighbourhood and surrounding residential areas. The development will incorporate a range of low-rise housing types (singles, small singles and semi-detached) and, the intent of the property owners, is to have the subdivision completed in stages; starting with Phases 4 and 5, followed by the remaining lands. She added that the application and amended Draft Plan were circulated to all City Departments and commenting agencies. The various comments have been reflected in the report and the associated conditions have been

incorporated into the list of Draft Plan Conditions. To date, only one call has been received by Planning Staff regarding this application. This neighbouring property owner was inquiring whether or not a roadway access off of Tollgate Road would be developed as part of Phase 4. Planning staff indicated that access into the new development off of Tollgate Road is being proposed.

2 Miller Hughes Car Dealership, Principal Shawn Maloney with concurrence from present land owner Cornwall Wesleyan Church - Rev. Larry Blaikie. An Official Plan Amendment (No. 1) from Urban Residential (U.RES) to Business District (B.D.) Designation and Zoning By-law Amendment from Institutional 10 (INS 10) to Commercial 12 (COM 12) at 780 Sydney Street, being approximately a (0.98 acre) parcel on Part of Lots 12, 13 north side of Seventh Street. This parcel will be formed with a larger (1.09 acre) lot to the immediate west to accommodate the Miller Hughes Dealership located at 711 Pitt Street, (PAC File Z-05-19, OPA No.1).

Click for detail --> 

Senior Planner Karl Doyle provided an overview of an application requesting to designate and rezone a (0.98) acre portion of a property situated at 780 Sydney St. from Urban Residential (U.RES) to Business District (B.D.) and Institutional 10 (INS 10) to Commercial 12 (COM 12) zoning to accommodate a low intensive commercial parking lot. He advised that the overall parcel (3.15 acres) is occupied by the Wesleyan Church, fronting both Sydney St. and Eighth St. East, and is currently under utilized. With the existing designation and zoning, the site can be redeveloped and/or severed to readily accommodate an intensive permitted land use under the Institutional 10 (INS 10) zone.

The parcel is located on the fringe area of the Business District in close proximity to both Commercial and Residential land uses. Resultant of public commentary and input received from City Departments, Planning staff prepared an alternate proposal for consideration by PAC. If the request is approved, a consent application will be required to convey the (.98 acre) lands to 711 Pitt St. (Miller Hughes Ford). The Institutional site has ample parking to accommodate the existing use and will be subject to a site plan amendment process.

Subject development proposal will require a site plan approval process which will address and require functional accessibility & vehicular configuration of the site, stringent vegetative & physical buffering, non reflective directional lighting and site servicing which includes grading and storm water management.

Commentaries received by abutting landowners have been recorded on file, and the City will ensure all concerns are addressed during the development approval process.

Planning staff is conditionally supportive of the request and alternate proposal if the following design criteria and conditions are introduced as part of the site plan approval process:

the proposed parking area is solely used for vehicle inventory; the area cannot be used for tire storage; no accessory structures permitted on the lands, including and not limited to; shed, trailer, transport trailer, marine container, garbage receptacle etc....; vehicle delivery to remain status quo from Pitt Street; property cannot be used as a through lot and should only allow vehicle access when moving inventory; and no permitted access to heavy vehicles. Based on Provincial Policy Statement, the City's Official Plan policies, and the introduction of conditions and application of stringent design standards during the site plan approval process for both options, Planning staff is conditionally supportive of the proposed Official Plan and Zoning By-law. He concluded that the proposal represents a continued investment commitment in the municipality, which should not be detrimental to abutting residential land uses if stringent mitigation requirements are implemented during the site plan process.

PAC Discussion of Public Meeting Item(s):

1 Review of an Amendment to a Draft Plan of Subdivision and approval for Phases 4 and 5 for Bellwood Ridge Subdivision being Part of Lots 7, 8, and 9, Concession 2, situated at the south east corner of Pitt Street and Tollgate Road. (Subdivision File 04T-2019-03)

Click for detail --> 

Chair Elaine MacDonald asked if there were any questions / comments from PAC.

Councillor Todd Bennett asked if an existing sound barrier was already in place on that side of the tracks and also whether information had been provided to surrounding neighbours.

Development Planner Lindsay Parisien replied that yes, there is an existing sound barrier in place and that a letter notice was sent out to land owners around the surrounding properties.

Lay Member Amanda Brisson asked if there is a City ratio or percentage that must be met with respect to parkland dedication for this type of subdivision.

PAC Secretary Mary Joyce-Smith replied that the Planning Act requires that 5% of a developed area be dedicated to parkland.

Lay Member Ron Symington asked who would be responsible for the maintenance of the berm.

PAC Secretary Mary Joyce-Smith replied that the Developer is responsible for

the berm and that the park will be managed by the City's Recreation Department.

Councillor Justin Towndale asked if these Phases are subject to Development Charges.

PAC Secretary Mary Joyce-Smith replied that yes the phases are subject to Development Charges.

Hearing no further questions from PAC, Chair Elaine MacDonald asked three times if there were any comments from the public; hearing none she closed the public presentation portion of the meeting.

Following a brief discussion, the following motion was made:

That the application dated June 19th, 2019, from Cartwave Realty Limited, to amend an existing Draft Plan of Subdivision for Bellwood Ridge (Phases 4 and 5, and remaining Draft Plan approved lands) located at Part of Lots 7, 8 and 9, Concession 2, City of Cornwall, as indicated on a Plan by Ron M. Jason, O.L.S. (May 29, 2019), be given Draft Plan approval, subject to Draft Plan Conditions contained in "Appendix A" to this technical report.

Moved By: Syd Gardiner, Councillor

Seconded By: Carilyne Hébert, Councillor

Motion Carried

2 Miller Hughes Car Dealership, Principal Shawn Maloney with concurrence from present land owner Cornwall Wesleyan Church - Rev. Larry Blaikie. An Official Plan Amendment (No. 1) from Urban Residential (U.RES) to Business District (B.D.) Designation and Zoning By-law Amendment from Institutional 10 (INS 10) to Commercial 12 (COM 12) at 780 Sydney Street, being approximately a (0.98 acre) parcel on Part of Lots 12, 13 north side of Seventh Street. This parcel will be formed with a larger (1.09 acre) lot to the immediate west to accommodate the Miller Hughes Dealership located at 711 Pitt Street, (PAC File Z-05-19, OPA No.1).

Click for detail --> 

Councillor Dean Hollingsworth wanted clarification as to whether Mr. Shawn Malone was cognizant of the alternate proposal, and if he had a preference. He also asked which proposal Planning would prefer PAC to approve.

Senior Planner Karl Doyle replied that Mr. Malone prefers the initial proposal but either proposal is good for Planning providing the conditions are attached to them.

Lay Member Amanda Brisson stated that Plan B takes care of many issues and is a better option.

Lay Member Ron Symington asked what kind of objections were provided from landowners to the south across Sydney Street.

Senior Planner Karl Doyle replied that the nature of the concerns were with respect to loss of the green space, potential noise from service deliveries, and heavy transport coming off of Sydney Street.

Chair Elaine MacDonald asked if the proponent or planner wished to provide additional comments.

Planner from Stantec, Mr. Eric Bayes stated that he and Principal of Miller Hughes Car Dealership, Mr. Shawn Maloney were present. He advised that although there is a design solution for everything, both he and Mr. Maloney prefer the initial proposal which extends to Sydney Street as it provides an additional relief valve for those using the property, as well as an access for those who are leaving and travelling north. He added that with respect to the impact on abutting land owners; the law requires a 1 meter set back from the property line and they are proposing 4 meters. He reiterated that many concerns can be addressed through the subsequent site plan process that the proposal would be required to go through. Another reason for preferring the initial design is that it also provides the church with a functional design, which allows more flexibility on future site designs.

Present land owner of the Cornwall Wesleyan Church Rev. Larry Blaikie stated that the alternative proposal would have a negative impact in the future and that he would not be willing to sell the land if the alternative proposal was approved.

Chair Elaine MacDonald asked if there were any questions / comments from public.

Gallery member Ms. Brunet residing at 725 Sydney Street stated that a throughway would be problematic.

Another member of the public Mr. Lalonde residing at 712 Sydney Street stated that his touch with nature and the tranquility he finds in his backyard would be greatly affected. He pleaded that the parking lot be denied.

Ms. Lalonde who resides at 727 Sydney Street stated that the area is residential and not commercial. When she is home, she sees beauty and doesn't wish to have that view removed in exchange for a parking lot.

Mr. Shawn Maloney added that a company survey had revealed that the dealership was in an awkward spot and too small to match the service, times and conveniences of the competition in the area. He stated that parking and easier access would make a tremendous difference.

Ms. Lalonde added that she has been a Sydney Street resident for over 33 years and her concerns would take priority over someone expressing an inconvenience on a survey.

Mayor Bernadette Clément stated that this proposal is not ready to go and that more public input is required at the planning level before decisions are made.

Lay Member Amanda Brisson concurred with Mayor Bernadette Clément, and stated she would defer the application.

Chair Elaine MacDonald asked for a vote to defer the application.

By a vote of 7 in favour of deferral and 5 opposed, a motion was provided to defer the application and send it back to Planning for further review.

Moved By: Amanda Brisson, Lay Member
Seconded By: Carilyne Hébert, Councillor

Motion Carried

Other / New Business:

PAC Secretary Mary Joyce-Smith advised that Development Coordinator Dana McLean would provide a brief presentation for PAC discussion and final recommendation to Council with respect to the following (2) funding applications related CPPEG items.

1 CPPEG Recommendation July 11, 2019 HOTC#2006-09 25 Second St E Click for detail -->

Dana McLean advised this is an application by Cunjuan Deng (Jane) at 25 Second St E for HOTC requesting grant funds in an amount up to \$1,792.25 for a portion of the laneway repaving for the area that abuts the City property of

George Assaly Lane and the Library parking lot.

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

That HOTC#2006-09 funding request by Cunjuan Deng at 25 Second St E, be accepted as follows:

Program 7 - Parking & Landscape Enhancement Grant - \$1,792.25
(Remainder \$9,089.65 interest free loan)

2 CPPEG Recommendation July 11, 2019 HOTC#2007-17 132 Montreal Rd

Click for detail --> 

Dana McLean advised this is an application by Sonic Amusements Ltd at 132 Montreal Rd for HOTC funding assistance in an amount up to \$6,000 for facade improvement for brick repairs on all walls.

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

That HOTC#2007-17 funding request by Sonic Amusements Ltd at 132 Montreal Rd, be accepted as follows:

Program 4 - Facade Improvement Grant - \$6,000
Program 5 - Municipal Planning/Development Fees Grant - Actual
Program 6 - Discretionary Municipal Tipping Fees Grant - Actual

Following a further brief discussion by the PAC, it was:

Recommended that CPPEG items #1 and 2 be approved and endorsed by the PAC, as proposed, and recommend same to Council.

Moved by: Justin Towndale, Councillor
Seconded by: Mayor, Bernadette Clément

Motion Carried

Information:

For reference, a most recent City of Cornwall Data Book was provided to PAC. With the assistance and guidance of the Planning's Division Manager, Planning summer student Ms. Brittney Ruffo revised the document which contains information from the most recent 2016 Statistics Canada Census data, and the Building Division's 2018 activity information.

Next Scheduled Meeting:

Chair Elaine MacDonald advised that next scheduled PAC Meeting will be held on Monday, September 16th, 2019.

Adjournment:

Motion to adjourn the Public Meeting of the PAC at 9:35 p.m.

Moved by: Amanda Brisson, Lay Member
Seconded by: Todd Bennett, Councillor

Motion Carried

Elaine MacDonald, Chair