



**The Corporation of the City of Cornwall**  
**Regular Meeting of Council**  
**Report**

Department: Planning, Development and Recreation  
Division: Planning  
Report Number: 2019-215-Planning, Development and Recreation  
Prepared By: Karl Doyle, Senior Planner  
Meeting Date: November 12, 2019  
Subject: 780 Sydney Rezoning, PAC - OPA No. 1 & Z-05-19

**Purpose**

To request approval from Council for the proposed Official Plan Amendment (No. 1) from Urban Residential (U RES) to Business District (B.D.) and Zoning from Institutional 10 (INS 10) to Commercial 12 (COM 12) on the southerly portion of the subject lands at 780 Sydney Street, being approximately a (0.98 acre) parcel on Part of Lots 13, 14 north side of Seventh Street.

**Recommendation**

That Council endorse the PAC recommendations as presented:

a) That the Planning Advisory & Hearing Committee (PAC) recommends to City Council to amend the Official Plan designation at 780 Sydney Street from 'Urban Residential' (U.RES) to 'Business District ' (B.D.), and amend the Zoning By-law from Institutional 10 (INS 10) to Commercial 12 (COM12) based on;

(i) The September 2019 modified proposal



b) That findings/recommendations of the various associated studies/reports included, be implemented to the satisfaction of the municipality and as part of the Site Plan Control approval process.

## **Background / Discussion**

Planning Division received an Official Plan and Zoning By-law amendment application for the lands located at 780 Sydney Street on June 18th, 2019.

The City of Cornwall's Official Plan was approved by the Ministry of Municipal Affairs and Housing on April 11th, 2018. Recognizing that Official Plan amendments within the two year time frame may be appropriate, which allows Councils to permit Official Plan amendment applications so long as they have passed a Resolution to that effect. The request to make an application was discussed by City Council at the June 10th, 2019 Council meeting and Resolution No. 2019-17 was passed at the subsequent Council meeting of June 24th, 2019.

This item was initially presented at the July 29th, 2019 PAC meeting. The decision was deferred to a later meeting date in order to further evaluate the proposal and attempt to address Public concerns received at that said meeting.

Further to the PAC meeting held on July 29th, 2019, Planning staff met with abutting land owners and the applicants on two separate occasions, on September 9th, 2019 and subsequently on September 25th, 2019. The purpose of the meetings was to review the proposal, provide clarity regarding some of the noted concerns and make a valid attempt to reach a mutual consensus regarding site design.

The item was presented to the Planning Advisory & Hearing Committee for a second time at the meeting held on October 22<sup>nd</sup>, 2019. The meeting was well attended by members of the Public. Planning staff provided PAC members with a modified proposal and an update since the initial July 29th, 2019 PAC meeting.

Planning staff reiterated that the proposed low intensity commercial expansion is consistent with the PPS and a strong majority of applicable Official Plan policies. Stringent design criteria will be implemented via the Site Plan approval process such that a review of buffering, servicing, lighting, landscaping and traffic issues will be satisfactorily addressed to mitigate potential landuse conflicts.



Following a brief discussion, the following motion to approve the modified proposal was made:

That PAC recommends to City Council to amend the Official Plan designation at 780 Sydney Street from 'Urban Residential' (U.RES) to 'Business District ' (B.D.), and amend the Zoning By-law from Institutional 10 (INS 10) to Commercial 12 (COM12) based on the September 2019 modified proposal; and that findings / recommendations of the various associated studies / reports included, be implemented to the satisfaction of the municipality and as part of the Site Plan Control approval process.

Moved By: Syd Gardiner, Councillor

Seconded By: Claude McIntosh, Councillor

Motion Carried

Document Title:	780 Sydney Street - PAC Report No.1 - 2019-215-Planning, Development and Recreation.docx
Attachments:	<ul style="list-style-type: none"><li>- Resolution 2019-07.pdf</li><li>- PAC Report - July 12th, 2019.pdf</li><li>- PAC Report - October 22nd, 2019.pdf</li><li>- 2019-OPA1-MillerHughes.pdf</li><li>- 2019-xx_MillerHughes.pdf</li><li>- OPA No. 1 - 780 Sydney Street Draft.pdf</li></ul>
Final Approval Date:	Nov 4, 2019

This report and all of its attachments were approved and signed as outlined below:

**Karl Doyle - Nov 4, 2019 - 10:45 AM**

**Mary Joyce-Smith - Nov 4, 2019 - 10:53 AM**

**Mark A. Boileau - Nov 4, 2019 - 1:48 PM**

**Maureen Adams - Nov 4, 2019 - 7:58 PM**