



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

Department: Cornwall SDG Human Services Department
Division: Housing Services
Report Number: 2024-12-Cornwall SDG Human Services Department
Meeting Date: June 11, 2024
Subject: Long-term Housing Development Plan & Presentation

Purpose

To provide Council with the results from the Long-term Housing Development Plan and to provide a follow-up from the deferred recommendation in Council Report #2023-04 ([eSCRIBE Agenda Package \(escribemeetings.com\)](https://www.escribemeetings.com) page 61 - dated April 23rd, 2023).

Recommendation

That Council approve the following recommendations:

- 1) That Council receive the presentation.
- 2) That Council receive the Long-term Housing Development Plan Report #2024-12-HS.
- 3) That Council approve the designation of municipally owned vacant land located at 504 Fourth Street East for a future affordable housing development, including the creation of a neighborhood park and additional recreation amenities, as described in the Long-term Development Plan (2024) and the Recreation Master Plan (2021).

Financial Implications

Financial implications will be discussed during long range financial plan and yearly budget submissions.

Strategic Priority Implications

Pillar 1: Housing for All

1. Create a favourable environment and innovation for building of more homes for all age groups, income, and demographics.
2. Expand and support the City's position as stewards of affordable housing.
3. Address systemic housing barriers in our region including financial and social barriers, public lands ownership and legal limitations.

Pillar 2: Community Connections

2. Foster a trusted and engaged City where residents and businesses thrive by being welcomed and safe.

e. Promote neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.

Background / Discussion

On October 13, 2020, Council approved the Housing Revitalization Plan (HRP).

[Report.docx \(cornwall.ca\)](#)

To achieve the ambition goals of the Plan (achieving 741 affordable housing units) the strategy was translated into achievable projects to address housing needs over two periods – 2021 to 2026 and 2027 to 2031. Both existing sites and potential new sites in the Cornwall and SDG areas were reviewed opportunities to develop new units (through additions to the existing site, demolishing existing and building new or building new units in a greenfield site). A table was provided to show the potential sites that could be utilized to develop new units.

Further to the HRP, it was determined that to assist us in achieving these housing goals, we needed to conduct a review of municipally owned (vacant/serviced) lands that could be use for affordable housing. Once this review was completed (late 2023), it created a land bank which formed the basis of our long-term development plan.



On January 24th, 2024, we invited proposals from qualified professional consultants to create a Long-Term Affordable Community Housing Development Plan (known as The Plan) to include:

- Housing concept designs (reflecting a mix of housing units and styles).
- Preliminary site plan designs for ten (10) land parcels (of roughly 0.5 to 5 acres) located in the Cornwall and Stormont, Dundas, Glengarry Area.
- A financial plan reflecting the costs to develop the afore mentioned land parcels considering local site conditions and development considerations.

In addition, this Plan would also:

- provide us with an implementation roadmap for the next ten-years,
- enable us to review and amend any zoning requirements to pre-qualify the land for the intended future use, and
- identify any shortcomings in available land to meet future demands (if applicable).

In mid-February 2024, we hired Republic & Parcel to complete this initiative. Since that time, that have been working with City staff to produce the final Long-term Development Plan for Housing Services.

Previous Considerations/Council Reports

At the April 23, 2023, Council meeting, Council deferred the recommendation regarding the “designation of municipally owned vacant land located at 504 Fourth Street East for a future affordable housing development” pending the completion of the Long-term Development Plan and presentation to Council”.

The report also detailed,

- the need the vacant land based on recommendations from the Council approved Housing Revitalization Plan ([Report.docx \(cornwall.ca\)](#) which identified the subject lands as potential for future affordable housing.
- the future housing development would be called, **Bob Turner Court** which preserves the naming of the previous athletic site.
- the future development would also secure parkland (as identified in the Recreation Master Plan) which would be called, **Joe St. Denis Park** thus preserving the naming of the previous field.

504 Fourth St. – Future Consideration

As part of the table indicated above in the HRP, 504 Fourth St. East, Cornwall was proposed as a current vacant city owned land that could be used for future affordable housing.

This site provided full municipal water and sanitary sewer servicing with adequate capacity to accommodate mid to higher density residential development. The site is served by a bus route and stop located directly adjacent to the north side of the site on 4th Street East; however, the site is centrally located within Cornwall's core area and enjoys a high level of pedestrian access to commercial services and amenities on 2nd Street and the Downtown. Being located within the City of Cornwall, the site has excellent access to potential jobs in the region's main hub of employment.

Recreation Master Plan

On April 26, 2021, Council approved in principle the 2021 Recreation Master Plan Update (RMP).

[20-600-Recreation-Master-Plan final April-2021.pdf \(cornwall.ca\)](#)

As part of the RMP, the relocation of Joe St. Denis Field was identified as recommendation #38:

Install a multi-use artificial turf field with lights at the Benson Centre. The field should be thoughtfully located to benefit from the shared parking and support amenities within the recreation centre. This project should coincide with the removal of the football field from Joe St. Denis Park, for which future use options should be evaluated further.

The City's Official Plan recommends that residents have access to parkland within an average 800m walk from their homes. The updated RMP identified the neighbourhood around 504 Fourth St. E. as not meeting this standard for parkland access, as residents do not have access to parkland within an 800m walk from their homes. As a result of this deficient access to parkland, it is recommended that a portion of the 504 Fourth St. E. property be retained developed into a neighbourhood park.



Long-term Housing Development Recommendations

As part of the long-term housing development plan recommendations, this proposed site will not only include the development of a new neighbourhood park but also additional recreation amenities, which would align with the recommendations of the RMP. This would serve not only the residents of the new housing development but also existing residents in the surrounding area.

Future Planning

Should Council approve recommendation #3, a consolidated plan will need to be created by Administration to determine timelines and budget considerations to align the relocation of the football field with the start of any housing development.