



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-267-Planning, Development and Recreation
Prepared By: Karl Doyle, Senior Planner
Meeting Date: February 10, 2020
Subject: PAC Report No. 1 - Housekeeping No. 29

Purpose

To request Council approval for the proposed changes to the City of Cornwall Zoning Bylaw 751-1969, as articulated through the subject Housekeeping No. 29 Report, PAC Meeting of January 20th, 2020.

Recommendation

That Council approve the Housekeeping items contained in Section E, Evaluation of the Housekeeping No. 29 Report, in particular:

- (a) Textual Modifications to General Section, Provision (01-2-14), "Areas Where Arcades are Permitted" of the Zoning By-law Standards and;
- (b) General Section, Provision (01-2-10) "Maximum Height", remain until such time that the Consultant (WSP) will provide the City with the most current and thorough information on building heights and development practices / trends in Ontario during the review of the Comprehensive Zoning-Bylaw.

Background / Discussion

This is the latest of periodic Housekeeping Reports. The Planning Advisory & Hearing Committee reviewed two items;

Consideration of proposed textual modifications to General Section, Provision (01-2-14), “Areas Where Arcades are Permitted”, and General Section, Provision (01-2-10) “Maximum Height”.

Arcades - Item 1: Consideration of a proposed textual modification to Provision (01-2-14), Areas Where Arcades Are Permitted, specifically, modifying the provision to allow the Arcade use to establish in a stand alone commercial unit(s) in a commercial zone and to update the Notwithstanding locations.

The Planning Division recommends that the current zoning provision (01-2-14) be amended to allow the use to establish in stand alone units in Commercial zones throughout the City, Section E of this report.

A motion was made that the Planning Advisory and Hearing Committee (PAC) recommends to City Council to approve the Housekeeping item contained in Section E, Evaluation of the Housekeeping No. 29 Report:

- i) That Section (01-2-14) Areas Where Arcades are Permitted be amended.

Moved By: Glen Grant, Councillor

Seconded By: Dean Hollingsworth, Councillor

Motion Carried

Maximum Height - Item 2: Consideration of a proposed textual modification to Provision (01-2-10), Maximum Height, specifically, removal of the 90' Maximum Building Height limitation.

The Planning Division is of the opinion that the present provision as provided, in Section (01-2-10) Maximum Height remain until such time that the Consultant (WSP) can provide the City with the most current and thorough information on building heights and development practices / trends in Ontario. Should a request come forth before the new Zoning By-law is approved by City Council, then such a request can be reviewed by the Committee of Adjustment, and the surrounding neighbours be notified of the proposal.



A motion was made that the Planning Advisory and Hearing Committee (PAC) recommends to City Council the following:

ii) That the request to amend Section (01-2-10) Maximum Height be considered by the Planning Consultant to further analyze with the most current recommendations during the Planning Act requirement of the rewrite of the City of Cornwall Zoning Bylaw #751-1969, as amended.

Moved By: Syd Gardiner, Councillor

Seconded By: Ron Symington, Lay Member

Motion Carried

Document Title:	PAC Report No. 1 - Housekeeping No. 29 - 2020-267- Planning, Development and Recreation.docx
Attachments:	
Final Approval Date:	Jan 31, 2020

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

Mary Joyce-Smith - Jan 30, 2020 - 4:12 PM

Mark A. Boileau - Jan 30, 2020 - 4:26 PM

Maureen Adams - Jan 31, 2020 - 10:21 AM