

## **As We Heard It Brief**

### **Online Public Open House #2 - Survey**

### **City of Cornwall - Comprehensive Zoning By-law Review**

### **June 12, 2020**

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#### **1.0 Introduction**

The City of Cornwall held an online Public Open House between May 19, 2020 and June 1, 2020, as part of the Comprehensive Zoning By-law Review. The Public Open House was held online in response to the States of Emergency declared by the Province of Ontario and City of Cornwall as a result of the COVID-19 virus. The purpose of the online Public Open House was to provide a progress update on the project to the community, present the Draft Discussion Paper on key zoning issues, and obtain feedback from the community through an Online Survey or through email. This As We Heard It Brief provides a summary analysis of the feedback received to the community. At the time of this Brief, no written comments on the Draft Discussion Paper have been received.

#### **2.0 Online Public Open House Format**

The online Public Open House #2 was carried out in accordance with Bill 187, the Municipal Emergency Act, and orders made under the Emergency Management and Civil Protection Act, as part of the City's effort to protect public health and safety to limit the transmission of the COVID-19 virus. A Notice of Public Open House #2 was posted on City of Cornwall's project web page on May 8, 2020 and advertised through the City's social media. The following materials were posted on the City's website at <https://www.cornwall.ca/zoningreview>, on the following dates:

- Draft Discussion Paper - Friday, May 8, 2020
- Video Presentation and Transcript - Tuesday, May 19, 2020
- Display Boards - Tuesday, May 19, 2020
- Online Survey - Tuesday, May 19, 2020 through Monday, June 1, 2020

All presentation materials were made available in English; however, written comments could be submitted to the City in English or French.

#### **3.0 Online Survey Response Summary**

The purpose of the Online Survey was to gather input from the public, including landowners and businesses, on several key zoning issues identified in the Draft Discussion Paper (May 2020).

The survey responses will help to inform recommendations on key zoning issues that need to be addressed in preparing the City’s new Comprehensive Zoning By-law.

The Online Survey, hosted through Survey Monkey, was available from May 19, 2020 to June 1, 2020. Over this period, 360 responses were received, including three (3) hard copy responses. The Public Open House Display Boards and Video Presentation provided additional information to help participants complete the survey. This section provides a summary analysis of responses received, while **Appendix A** provides the detailed responses.

### Additional Residential Units

Generally, respondents support the requirement for additional residential units to have a dedicated parking space (69%). Other concerns raised related to additional residential units, included: privacy and potential overlook into adjacent yards; design and compatibility with the existing neighbourhood; adequate amenity space on a property; and the availability of municipal services. In addition, other concerns related to additional residential units are presented by theme in **Table 1**.

**Table 1: Question 2 – Open-ended Responses**

Question: “Other than parking, do you have concerns related to additional residential units that could be addressed through Zoning By-law provisions? Please check all that apply.”	
Response: Other (please specify)	
Comment Theme:	Number of Respondents:
Affordability	4
Building and safety standards	4
Noise	3
Parking	2
Density / overcrowding	2
No concerns	2
Heritage impacts	1
Compatibility	1
Design quality	1
Property standards	1
High tenant turn-around	1
Environmental impacts	1
Accessibility	1
Other	1

## Tiny Homes

Survey respondents support permitting tiny homes as infill development (79%), as well as developments / subdivisions of multiple tiny homes in future residential areas (84%). The majority of respondents also support a tiny home being located on the same lot as an existing dwelling (58%).

## Pop-up Shops

Respondents were strongly in favour of temporary pop-up shops in parks along the waterfront (93%), as well as pop-up shops in other locations, such as vacant storefronts (88%). Respondents generally did not agree that pop-up shops along the waterfront should only occur in association with other events (75%), and generally agreed that pop-up shops should be permitted for a longer duration than 72 hours in any six (6) month period (76%).

## Short-term Accommodations

The majority of respondents agreed that the available supply of long-term rental accommodations (e.g. apartments) is a concern in the City (59%). Respondents were somewhat divided as to whether short-term accommodations (e.g. Airbnb) were a concern in the City. Of the respondents who thought that short-term accommodations were a concern, the majority identified 'nuisances, such as noise, party houses, and increased traffic or parking issues' as the reason (71%). In addition, some respondents shared other concerns related to short-term accommodations, as presented by theme in **Table 2**. Respondents were divided on whether stricter municipal regulations for short-term accommodations are needed.

**Table 2: Question 12 – Open-ended Responses**

Question: If you answered 'yes' to question 11 (Do you consider short-term accommodations to be a concern in the City?), then why? Please select all that apply."	
Response: Other (please specify)	
Comment Theme:	Number of Respondents:
Long-term Rental Supply	5
Other / unrelated comment	4
Safety	3
Impact on existing hotels, motels, and B&Bs	2
Noise	2
Traffic	2
Parking	1
Insurance/Liability	1
Property maintenance	1
Impact on property values	1

## Vincent Massey Drive

In response to the types of commercial land uses that respondents would like to see along the "Highway Commercial" zoned portion of Vincent Massey Drive, retail uses (78%), entertainment uses (76%), and personal service uses (63%) were all generally supported. In addition, respondents identified other land uses desired along the "Highway Commercial" zoned portion of Vincent Massey Drive, as presented by theme in **Table 3**. Respondents generally agreed that more mixed-use development should be encouraged along Vincent Massey Drive (72%). Twenty-two percent (22%) of respondents agreed that buildings along Vincent Massey Drive should be located closer to the street.

**Table 3: Question 14 – Open-ended Responses**

Question: What types of commercial land uses would you like to see along the "Highway Commercial" zoned portion of Vincent Massey Drive (from Fifteenth Street to Power Dam Drive) in the future? "Commercial land uses" are generally considered to be uses where goods and services are sold, leased or rented directly to the public (e.g. retail, entertainment, personal or professional services). Please select all that apply.	
Response: Other (please specify)	
Comment Theme:	Number of Respondents:
Drive-in theatre	7
Other / unrelated comment	6
Residential	6
Industrial	4
Any type	3
Other recreational uses	3
Grocery	2
Indoor park / play area	2
Park and Open Space	2
No change	1
No more development	1
Hotels/motels	1
Restaurants	1
Retirement homes	1

## General

When asked if the information presented in the video presentation and display boards was helpful, the majority of respondents said "not applicable / not sure" (71%), which suggests that many respondents did not review the supporting Public Open House materials. Some respondents provided suggestions to improve future online or in-person Public Open Houses, as presented by theme in **Table 4**.

**Table 4: Question 18 – Open-ended Responses**

<b>Question: “Please provide any suggestions for how to improve future online or in-person Public Open Houses (e.g. format, level of information).”</b>	
<b>Comment Theme:</b>	<b>Number of Respondents:</b>
<b>Other / unrelated comment</b>	12
<b>No need for improvement</b>	5
<b>Clearer questions</b>	2
<b>Live virtual meeting (e.g. via Zoom)</b>	2
<b>More notice</b>	2
<b>Develop an email contact list</b>	1
<b>More topics should be discussed</b>	1
<b>One-on-one appointments with Staff</b>	1
<b>Make survey links more prominent</b>	1
<b>More information about existing regulation</b>	1
<b>Emphasize implications of options</b>	1
<b>In-person meeting</b>	1

## **4.0 Next Steps**

The immediate next step in the City of Cornwall Comprehensive Zoning By-law Review process will include the preparation of a Draft Zoning Strategy Report. Based on community feedback to date, the Report will include recommendations for changes to the City’s existing Zoning By-law and provide a proposed layout for the new document. The Report will be posted on the City’s website for public review and input, and will be presented to the City’s Planning Advisory Committee for endorsement at a meeting open to the public.

Following the endorsement of Zoning Strategy Report, the First Draft Zoning By-law will be prepared and presented at another Public Open House. At this time, it has not been determined whether the next Public Open House will be held in-person, or online.

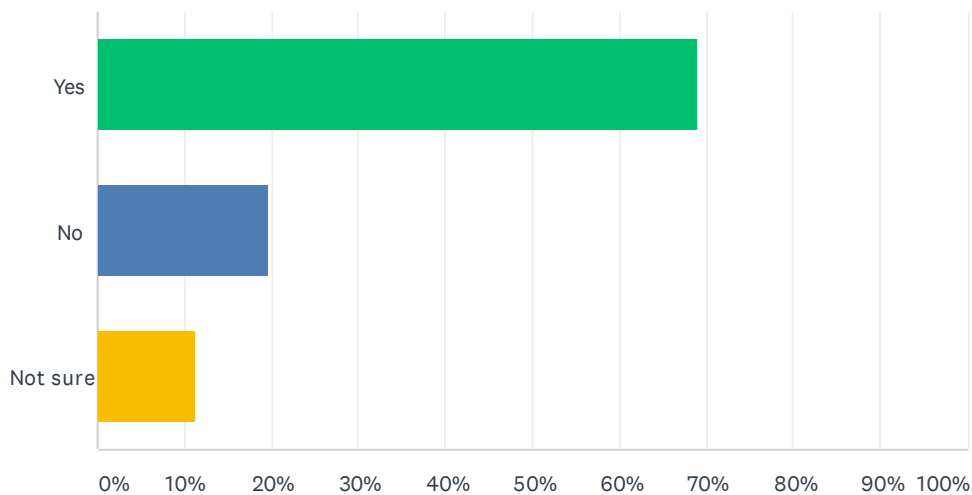
The City would like to thank all of the community members who participated in the online Public Open House #2, and submitted their input via the online survey.

## **Appendix A: Detailed Summary of Responses**

**Q1 Under the Planning Act, municipalities must permit “additional residential units” in detached, semi-detached and row (town) houses, and in buildings or structures that are ancillary to these housing types.**

**“Ancillary” means buildings or structure that are secondary and complementary to a house (e.g. a detached garage). Regulations under the Planning Act allow Zoning By-laws to establish whether an additional residential unit requires a parking space. If required, a parking space may be provided in the form of ‘tandem parking’. Do you think that a parking space should be required for an additional residential unit?**

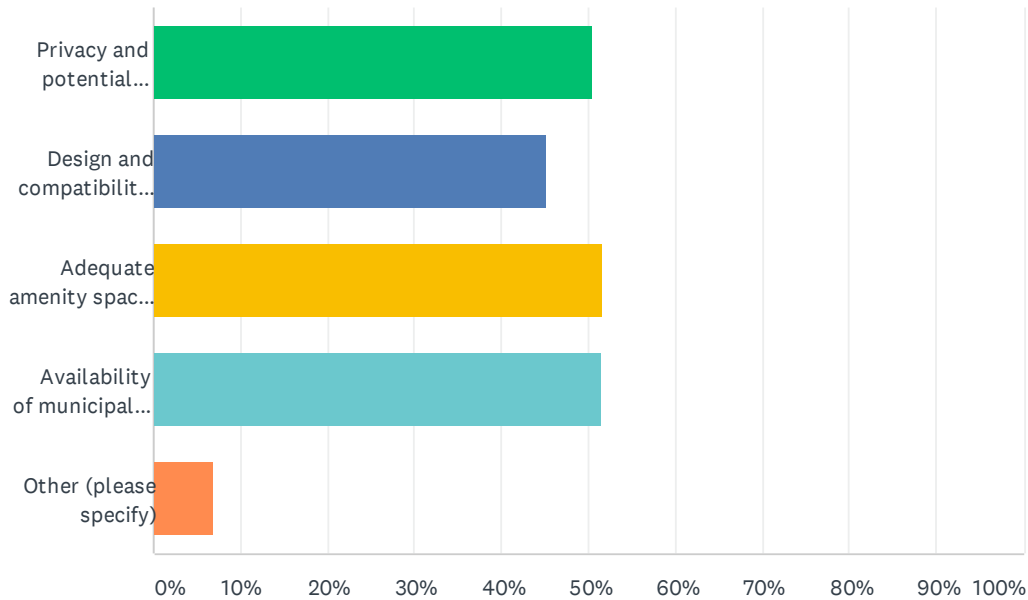
Answered: 351 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	68.95%	242
No	19.66%	69
Not sure	11.40%	40
<b>TOTAL</b>		<b>351</b>

## Q2 Other than parking, do you have concerns related to additional residential units that could be addressed through Zoning By-law provisions? Please check all that apply.

Answered: 323 Skipped: 37

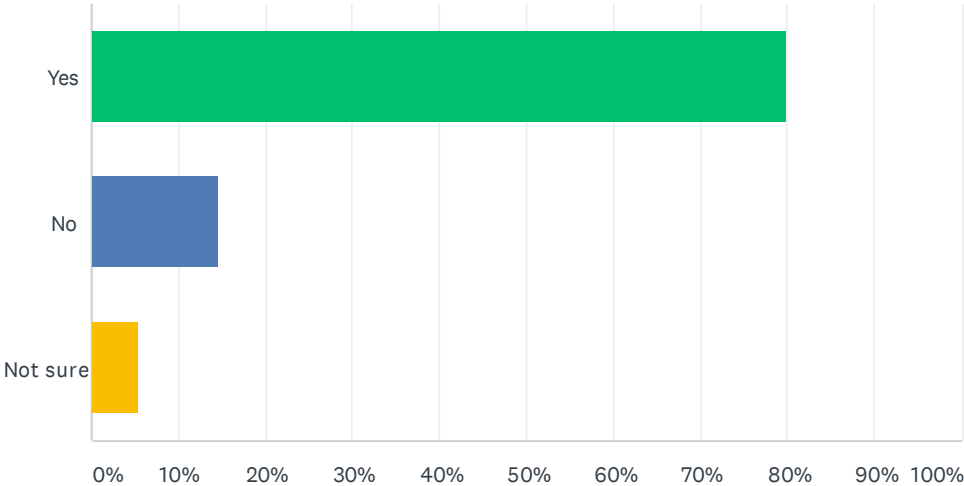


ANSWER CHOICES	RESPONSES	
Privacy and potential overlook into adjacent yards	50.46%	163
Design and compatibility with the existing neighbourhood	45.20%	146
Adequate amenity space on a property (e.g. green spaces, gardens, patios, etc.)	51.70%	167
Availability of municipal services (i.e. water and sewer)	51.39%	166
Other (please specify)	6.81%	22
Total Respondents: 323		



### Q3 Do you support tiny homes as infill development (i.e. one tiny home on an existing vacant lot) in established residential areas?

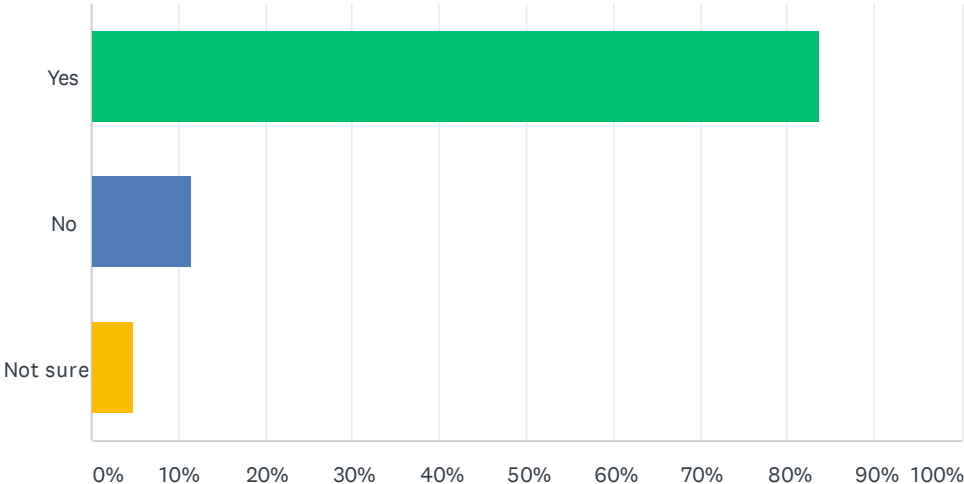
Answered: 348 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	79.89%	278
No	14.66%	51
Not sure	5.46%	19
<b>TOTAL</b>		<b>348</b>

### Q4 Do you support developments / subdivisions of multiple tiny homes in future residential areas?

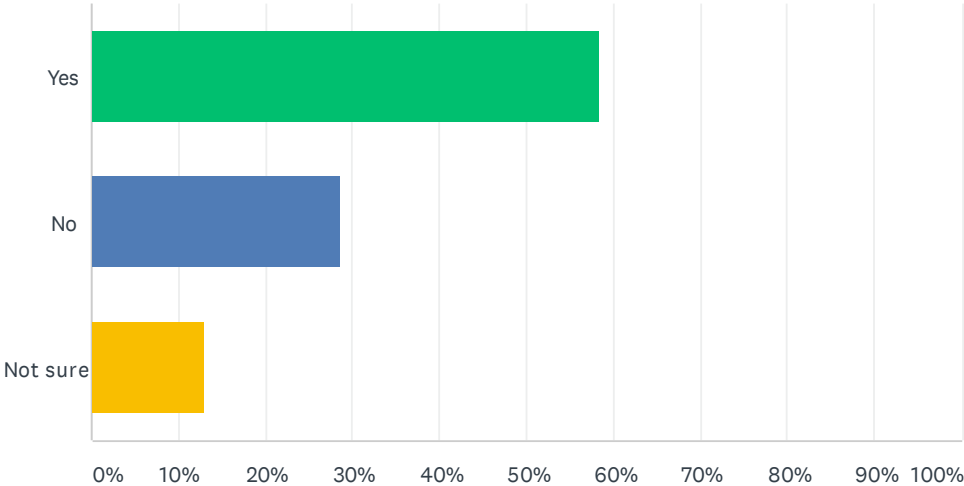
Answered: 349 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	83.67%	292
No	11.46%	40
Not sure	4.87%	17
TOTAL		349

### Q5 Do you support a tiny home being located on the same lot as an existing dwelling (e.g. in the rear yard)?

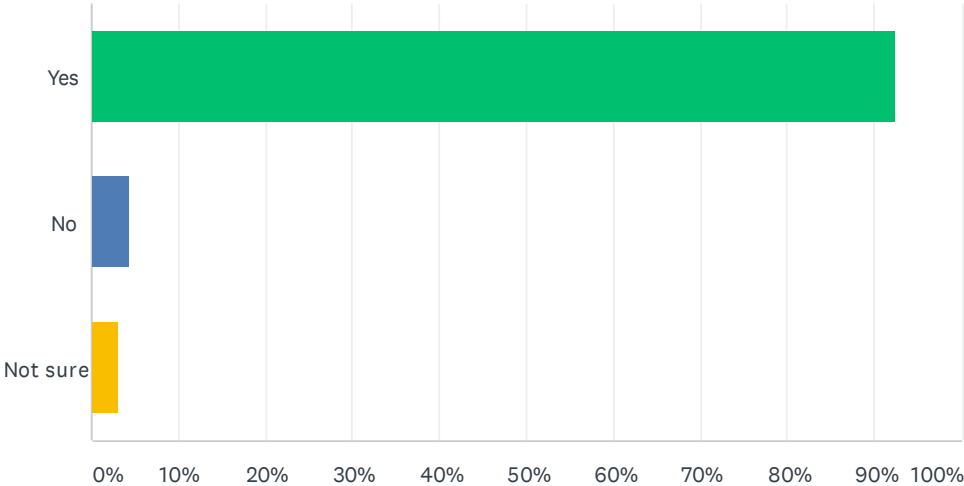
Answered: 349 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	58.45%	204
No	28.65%	100
Not sure	12.89%	45
TOTAL		349

### Q6 Do you support temporary pop-up shops in parks along the waterfront (e.g. Lamoreaux Park)?

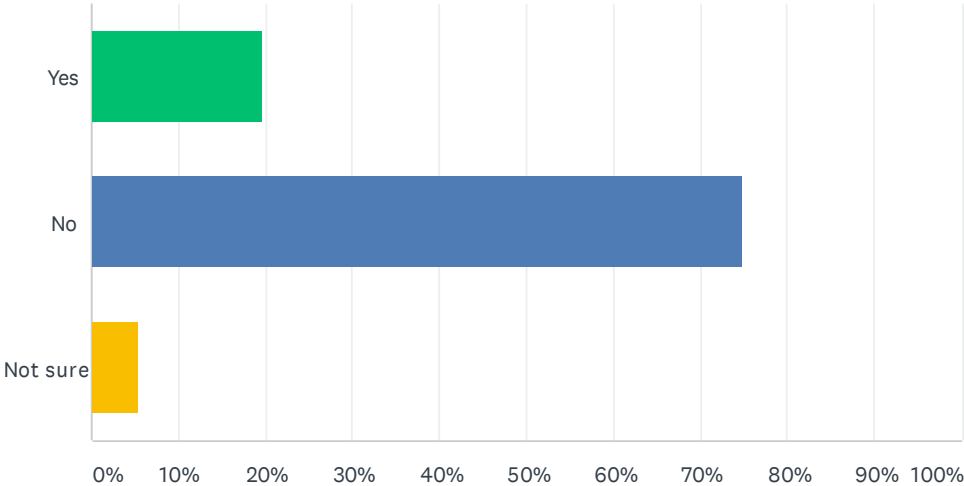
Answered: 347 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	92.51%	321
No	4.32%	15
Not sure	3.17%	11
TOTAL		347

### Q7 Should pop-up shops along the waterfront be limited to occur only in association with other events, like a festival?

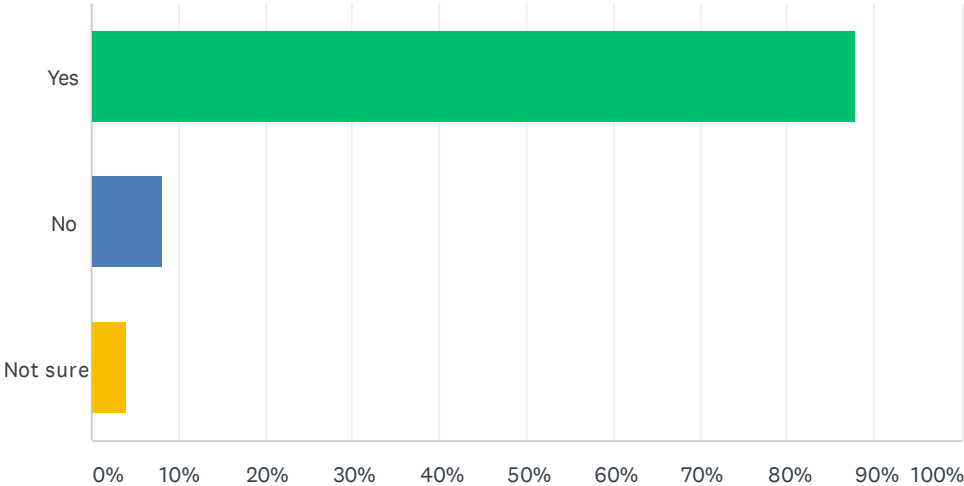
Answered: 347 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	19.60%	68
No	74.93%	260
Not sure	5.48%	19
TOTAL		347

### Q8 Do you support pop-up shops in other locations, such as vacant storefronts?

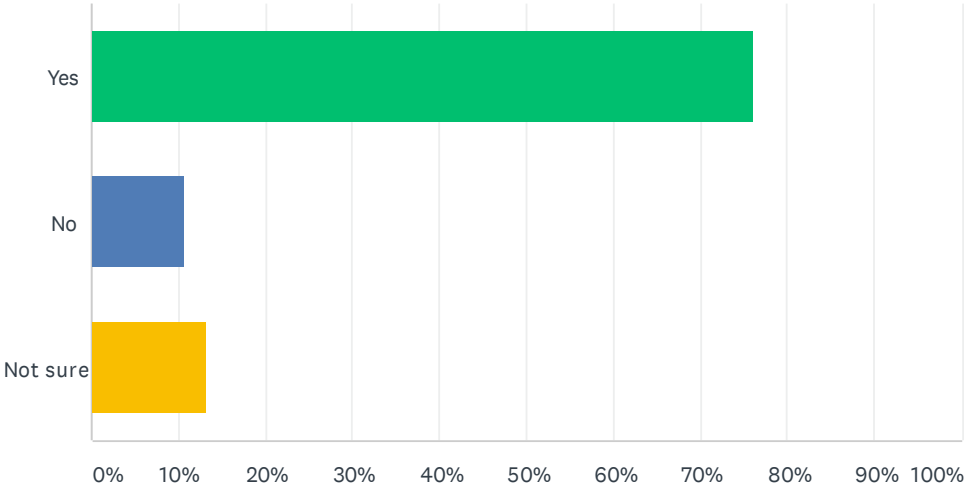
Answered: 347 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	87.90%	305
No	8.07%	28
Not sure	4.03%	14
<b>TOTAL</b>		<b>347</b>

### Q9 Should pop-up shops be permitted for a longer duration than a 72 hour period in any 6 month period?

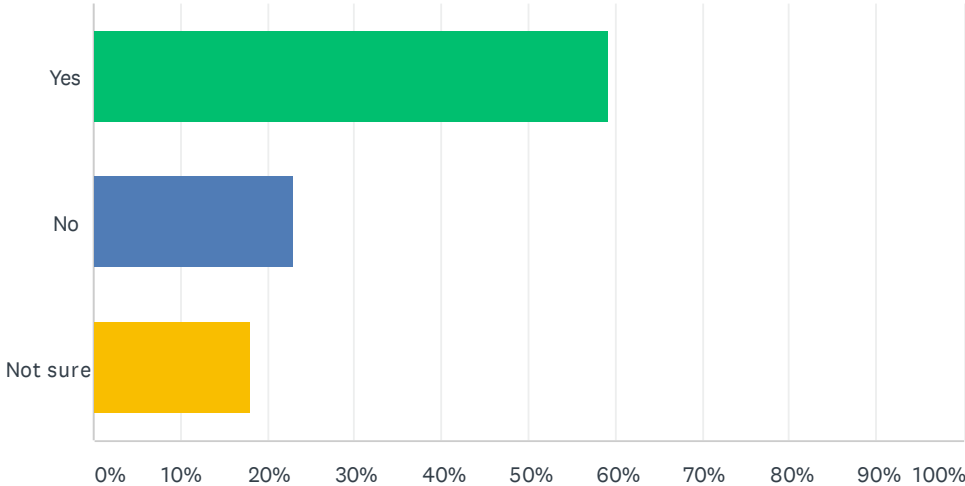
Answered: 347 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	76.08%	264
No	10.66%	37
Not sure	13.26%	46
TOTAL		347

### Q10 Do you consider the available supply of long-term rental accommodations (e.g. apartments) to be a concern in the City?

Answered: 335 Skipped: 25

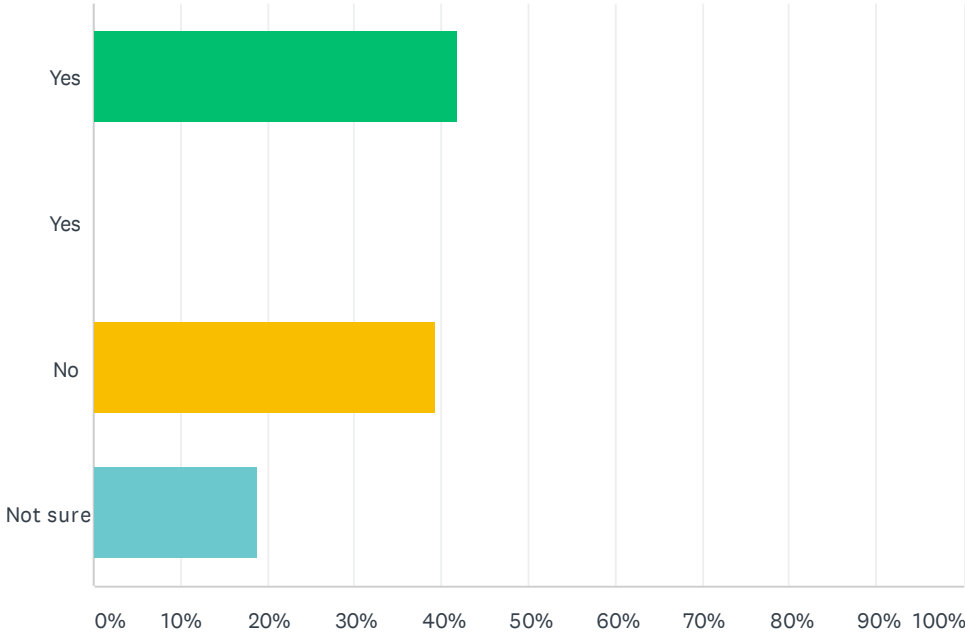


ANSWER CHOICES	RESPONSES	
Yes	59.10%	198
No	22.99%	77
Not sure	17.91%	60
TOTAL		335



# Q11 Do you consider short-term accommodations to be a concern in the City?

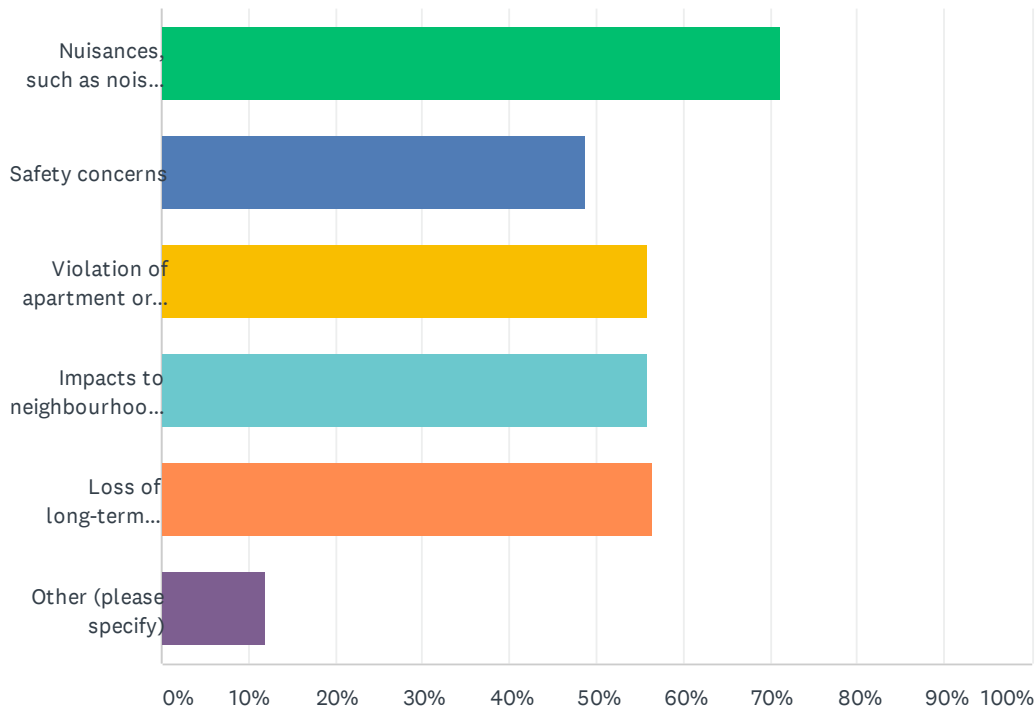
Answered: 335 Skipped: 25



ANSWER CHOICES	RESPONSES
Yes	41.79% 140
Yes	0.00% 0
No	39.40% 132
Not sure	18.81% 63
<b>TOTAL</b>	<b>335</b>

## Q12 If you answered 'yes' to question 11, then why? Please select all that apply.

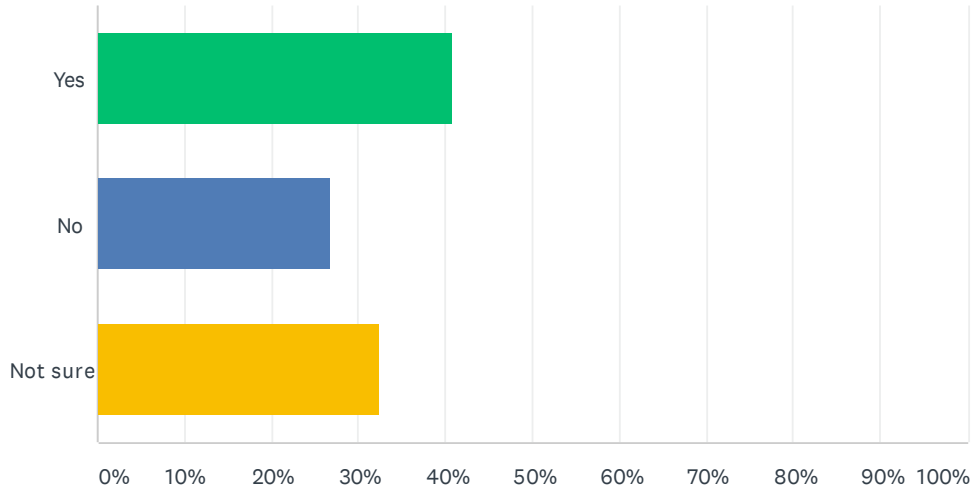
Answered: 152 Skipped: 208



ANSWER CHOICES	RESPONSES	
Nuisances, such as noise, party houses, and increased traffic or parking issues	71.05%	108
Safety concerns	48.68%	74
Violation of apartment or condominium rules	55.92%	85
Impacts to neighbourhood character	55.92%	85
Loss of long-term rental supply	56.58%	86
Other (please specify)	11.84%	18
Total Respondents: 152		

### Q13 Do you see the need for stricter municipal regulation of short-term accommodations in the City, whether through the Zoning By-law or other tools?

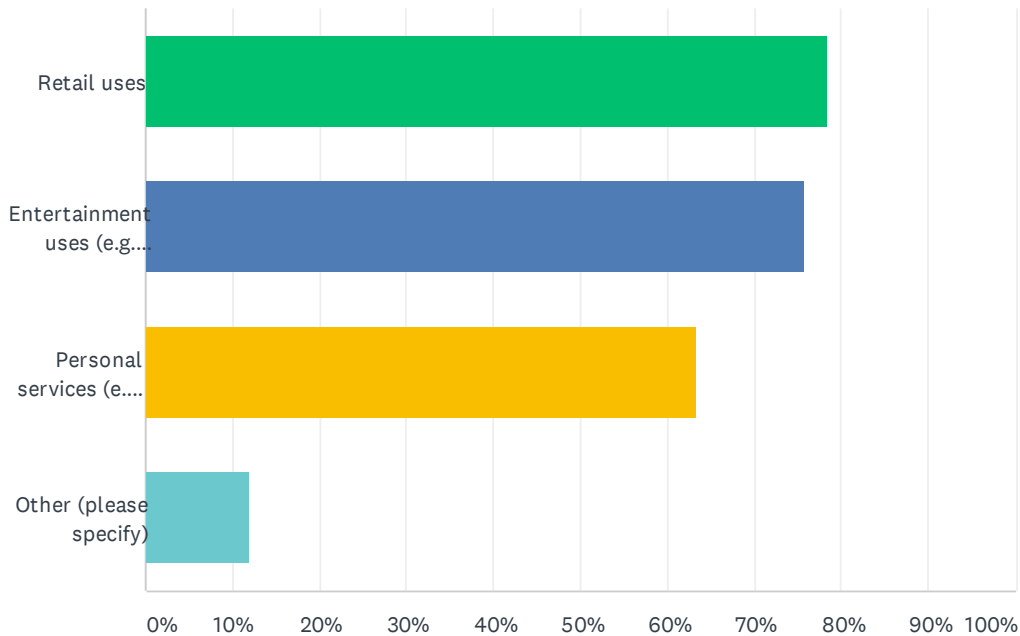
Answered: 333 Skipped: 27



ANSWER CHOICES	RESPONSES
Yes	40.84% 136
No	26.73% 89
Not sure	32.43% 108
TOTAL	333

**Q14** What types of commercial land uses would you like to see along the "Highway Commercial" zoned portion of Vincent Massey Drive (from Fifteenth Street to Power Dam Drive) in the future? "Commercial land uses" are generally considered to be uses where goods and services are sold, leased or rented directly to the public (e.g. retail, entertainment, personal or professional services). Please select all that apply.

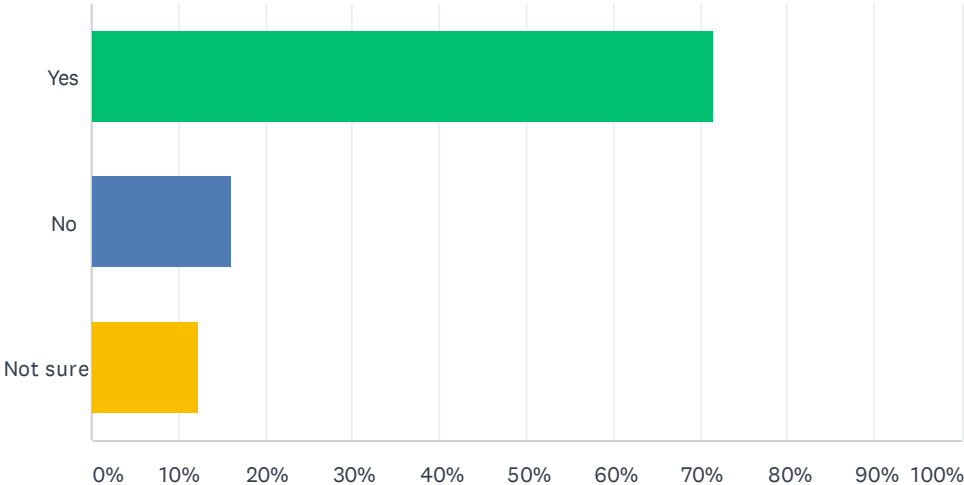
Answered: 325 Skipped: 35



ANSWER CHOICES	RESPONSES	
Retail uses	78.46%	255
Entertainment uses (e.g. movie theatre, concert hall)	75.69%	246
Personal services (e.g. hair salon, dry cleaner) or professional services (e.g. law office, real estate office)	63.38%	206
Other (please specify)	12.00%	39
Total Respondents: 325		

### Q15 Should more mixed-use development (e.g. commercial on the ground floor, with residential uses on upper floors) be encouraged along Vincent Massey Drive?

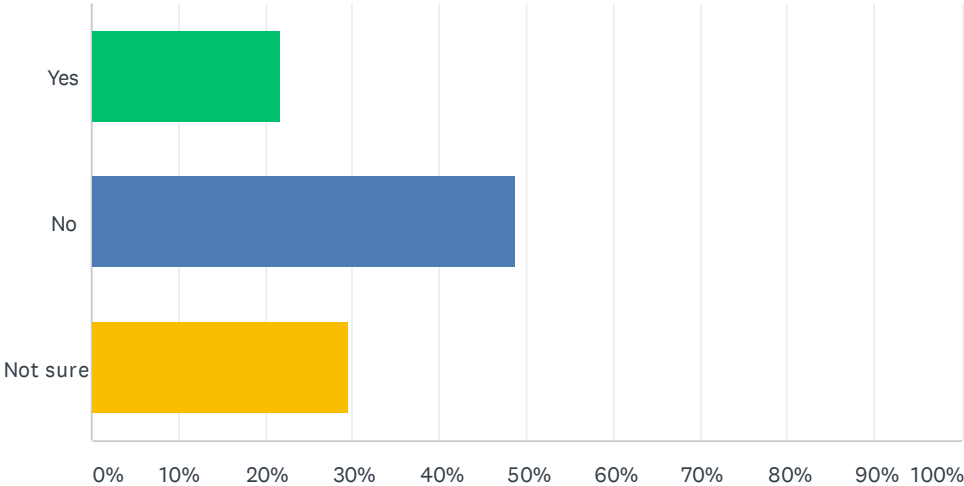
Answered: 331 Skipped: 29



ANSWER CHOICES	RESPONSES	
Yes	71.60%	237
No	16.01%	53
Not sure	12.39%	41
<b>TOTAL</b>		<b>331</b>

### Q16 Should buildings along Vincent Massey Drive be located closer to the street?

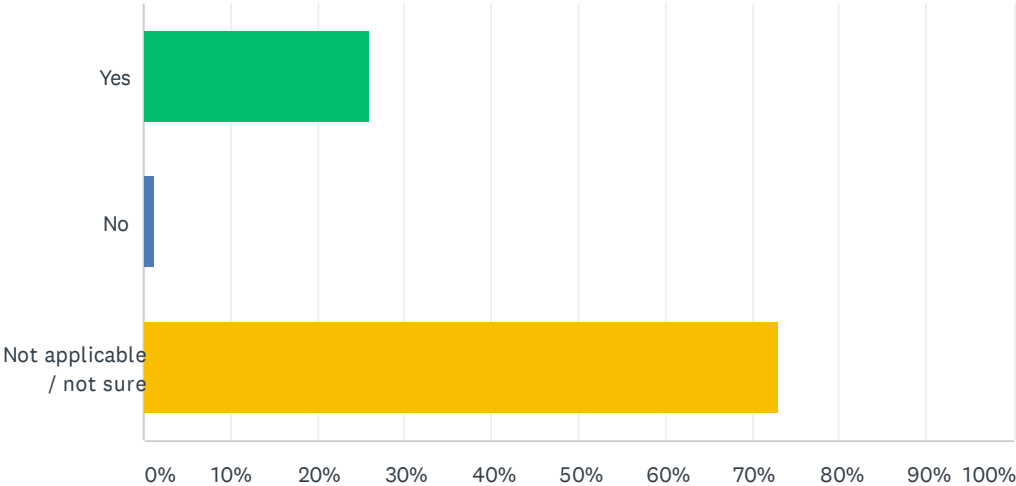
Answered: 332 Skipped: 28



ANSWER CHOICES	RESPONSES	
Yes	21.69%	72
No	48.80%	162
Not sure	29.52%	98
TOTAL		332

# Q17 Was the information presented in the video presentation and display boards helpful?

Answered: 325 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	25.85%	84
No	1.23%	4
Not applicable / not sure	72.92%	237
<b>TOTAL</b>		<b>325</b>

**Q18 Please provide any suggestions for how to improve future online or in-person Public Open Houses (e.g. format, level of information).**

Answered: 31 Skipped: 329