



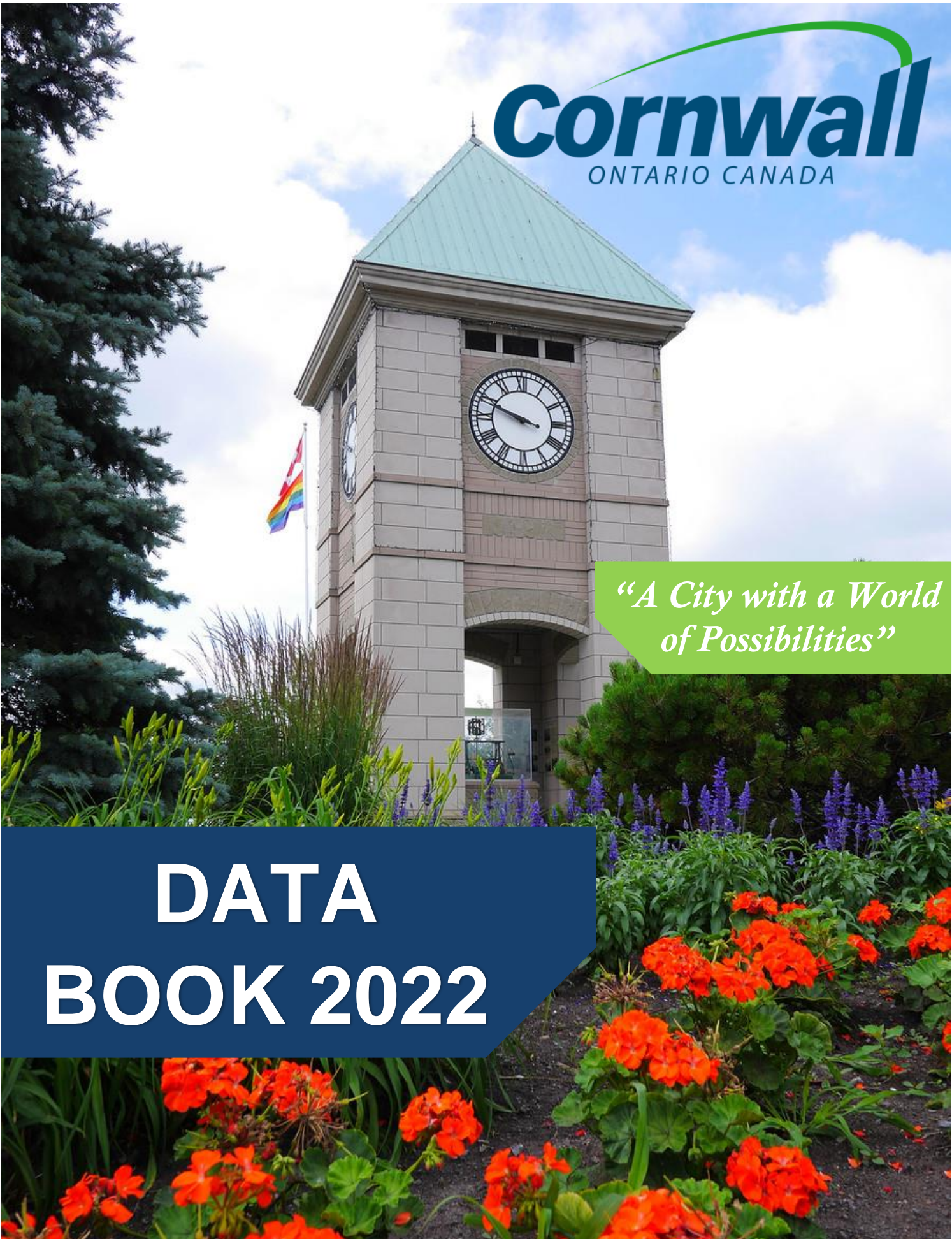
Cornwall
ONTARIO CANADA



*“A City with a World
of Possibilities”*



**DATA
BOOK 2022**



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Introduction

Cornwall's Planning Division publishes the Data Book annually in order to provide the most accurate and up-to-date information for those interested in learning more about the City. The Data Book is compiled mainly from secondary sources such as Statistics Canada Census data, Planning Division files, and information from other City Departments. As the Data Book is published for reader convenience, it is recommended that the reader consult the appropriate sources directly for greater statistical accuracy. The reader should be made aware that different sources are sometimes used to present similar information, especially when referring to the City's population figures, which are derived from both Canadian Census records and Ontario Assessment data. Therefore, it is suggested that attention be paid to the sources when comparing different tables. Although every effort has been made to ensure that all information is current and accurate, some details are subject to change without notice. For more information, please contact the City of Cornwall's Planning Division at 613-930-2787 (ext. 2328) or contact the Division via email at <planning@cornwall.ca>.



ABOUT CORNWALL

The City of Cornwall is situated on the North shore of the St. Lawrence River, approximately 100 kilometres Southeast of Ottawa, 170 kilometres east of Kingston and 115 kilometres west of Montreal. This Eastern Ontario community lies within the United Counties of Stormont, Dundas, and Glengarry (S.D.&G.) which has an immediate regional population of 114,637 people. Furthermore, the City of Cornwall is home to 47,845 individuals; however, when taken together, they form a larger combined population of 162,482 inhabitants.



Cornwall is served by an excellent transportation network which includes Highway 401, the CN mainline, the St. Lawrence River, and direct access to the United States via the Seaway International Bridge. Along the City's waterfront, you will find a bike path exceeding 40 kilometres that can be recreationally used in various ways, promoting a healthy lifestyle, and reducing air pollution. Cornwall is looking forward to a strong future as one of Canada's most environmentally friendly and energy efficient cities. With an



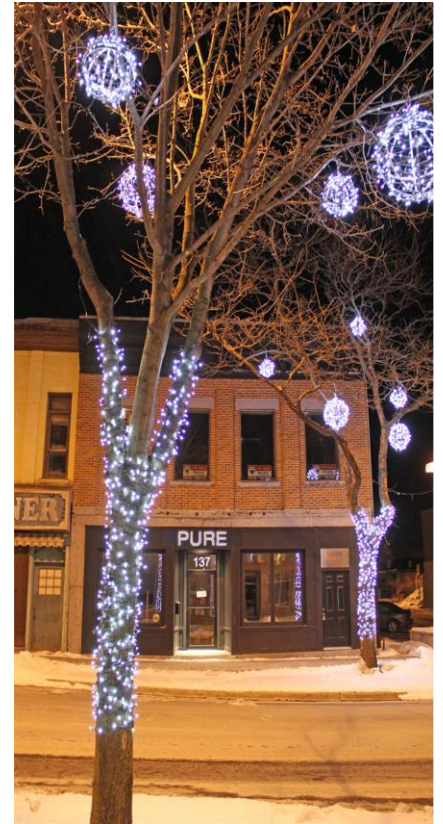
area of 61.83 km², the majority of the city has been developed, although there are still rural or vacant quadrants inside its borders, creating future possibilities for the City of Cornwall to continue to grow. As you will discover throughout this book, the city's five residential zones—Downtown, Eamer's Corners, East End, Riverdale, and Centertown—are all distinct and provide a variety of attractions and opportunities

The City of Cornwall also has an interesting history! Cornwall is an older community by Canadian standards, celebrating its 230th anniversary in 2014. It was settled in the late 1700's by United Empire Loyalists, British immigrants, and French settlers. The area became the County Seat in 1791, was incorporated as a Town in 1834, and achieved the City status in 1945. The Cornwall Canal, once a dominant factor of the City, was constructed in the 1840's to allow ships to bypass the Long Sault Rapids and consequently, led to industrial development in and around Cornwall. Although no longer in use, parts of the canal have been left unaltered for its historical and recreational value.

Over the past twenty years, Cornwall's downtown area has strengthened its role as one of the foundations of the city in terms of business, culture, and leisure. Facilities such as the Cornwall Civic Complex and Lamoureux Park, the Cornwall Lion's Club Bandshell, and Marina 200 contribute to this foundation. The quality green space along the waterfront accommodates numerous community and city-organized events; it's also a hub for leisure and fishing watercrafts that attracts thousands of people year-round from both S. D. & G. and abroad. It can be argued that Pitt Street is the backbone of the downtown area, boasting a healthy mix of businesses, shops, and services that branch out from the main strip onto adjacent streets such as: the Provincial Courthouse, the Cornwall Public Library, Cornwall Square Shopping Centre, and City Hall, among smaller local stores and services are but a few of the many amenities located here.

The City of Cornwall is a community-driven area with a wide range of opportunities and activities for people of every age group. There is something for everyone's interests in Cornwall, including but not limited to, various Sports Clubs, Senior Clubs, recreational facilities, over 40 parks totaling 750 acres, and much more. Cornwall also offers a high-quality education system, with four separate school boards for elementary and secondary schools, as well as a St. Lawrence College campus located directly on the St. Lawrence River.

Pure Organic Spa – Pitt Street



For more information, please visit the Recreation program under the City of Cornwall website at www.cornwall.ca

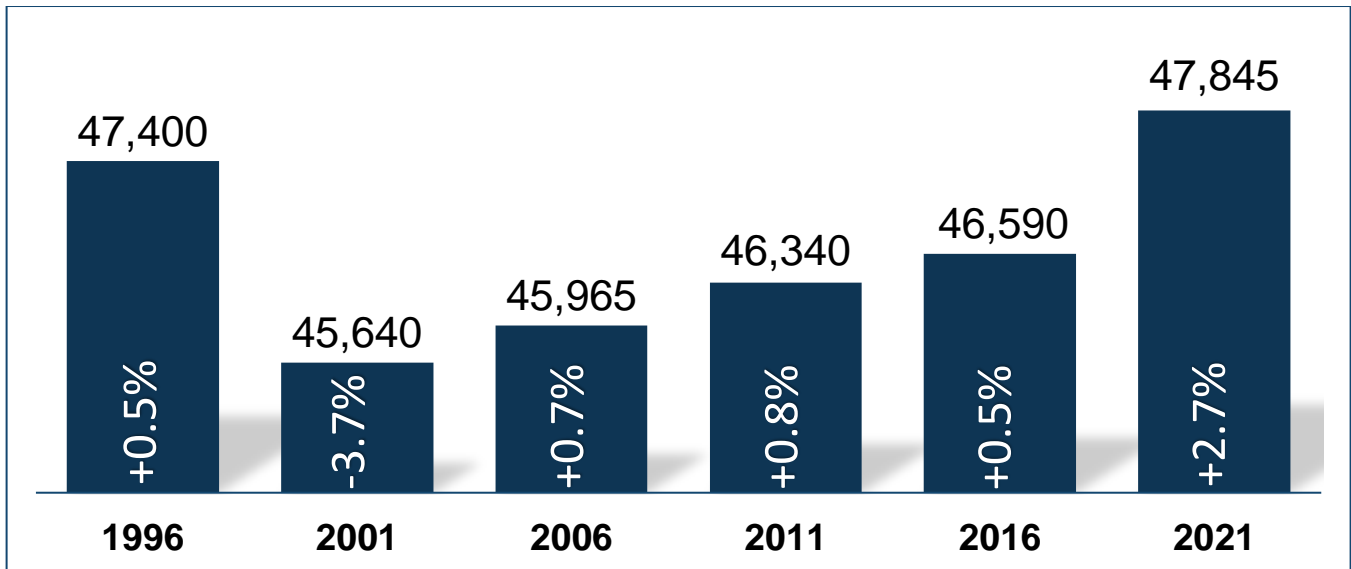


Population Data

Total Population Count

According to the 2021 Canadian Census Data, Cornwall's official population as of April 2022 was 47,845, which represents an increase of 2.7%, or 1255 inhabitants, compared to the previous 2016 Census Data. The population growth was the largest change seen since the 2001 Census Data was released. Figure 1 provides the values for the City's population at five-year intervals from 1996 to 2021.

Figure 1 – Total Population Change 1996-2021



Source: Statistics Canada, 1996-2021 Census

Table 1 – Total Population Change by Age Group 1996-2021

Year	2001*	2006	Year	2011**	2016	2021⊕
Total	45,640	45,965	Total	46,340	46,590	47,845
Male Population	21,316	21,795	Male Population	22,020	22,265	23,080
Female Population	24,324	24,170	Female Population	24,320	24,325	24,770
Ages 0-4	2,315	2,255	Ages 0-14	7,115	7,220	7,505
Ages 5-19	9,124	8,695				
Ages 20-64	26,398	26,505	Ages 15-64	29,618	28,490	28,195
Ages 65+	7,803	8,510	Ages 65+	9,607	10,880	12,145

Source: Statistics Canada (2001-2021)

*Data for 1996 and 2001 is derived from Census Canada Data Base and does not exactly coincide with previously used Ontario Assessment Data boundaries.

**Statistics Canada reformulated the age categories in 2011

⊕Statistics Canada added the term "Sex at Birth" to the gender categories for the 2021 Census data: this change increases everyone's sense of inclusion and the validity of the Data.

Population Breakdown –

When analysing Cornwall's total population for the different age groups, it is evident that the fastest growing sector of the population between 2016 and 2021 is the 65+ age cohort, with an increase of 11.63%. Additionally, between the years of 2011 and 2016, the same age group increased by 13.2%. Following that, the 15-64 age cohort has been steadily declining since 2011. Between 2011 and 2016, the population decreased by 3.8%, and between 2016 and 2021, the population decreased by 1.04%.

In 2016, Cornwall's median population age was 46.6 years old, which slightly decreased to 46.4 in 2021. However, Cornwall's median age remains older when compared to the provincial's (Ontario) median age of 41.6. As a result, Cornwall has one of the highest senior populations, making it an ideal retirement community for seniors seeking to build and maintain an active and healthy lifestyle.

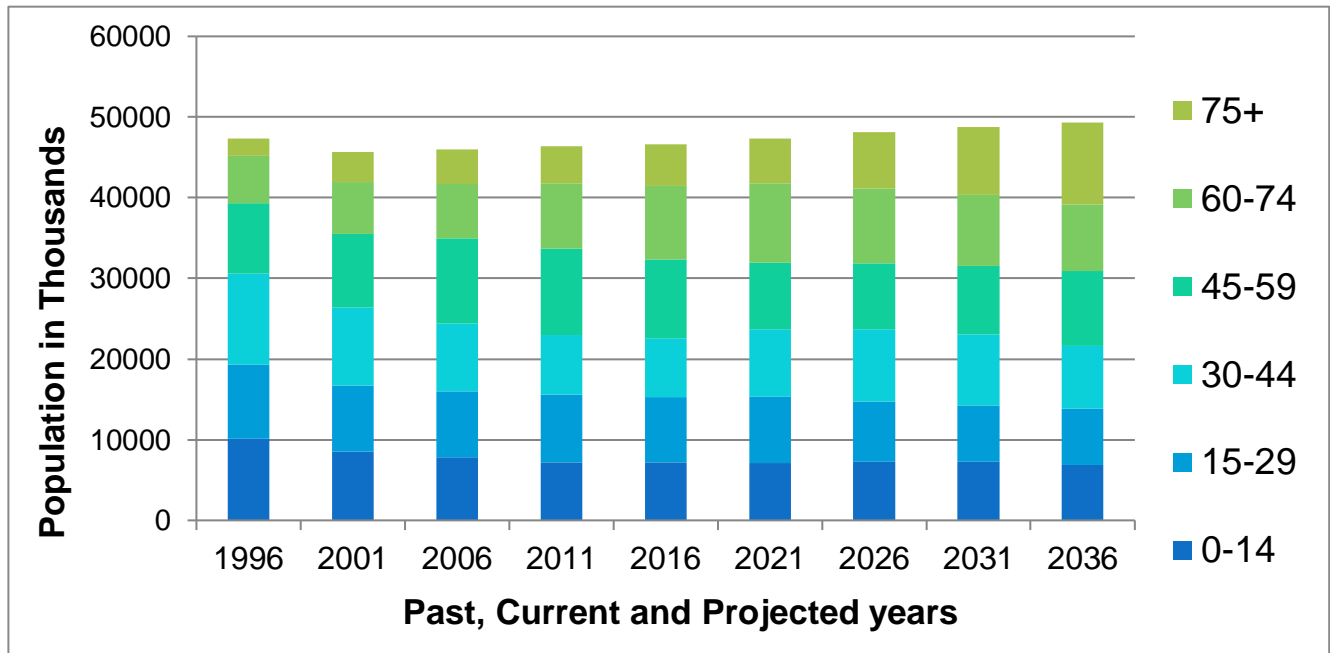


Population: Looking Ahead

Past growth trends reveal that the City's population remains relatively steady. It appears the population is now increasing steadily despite a slight decrease in 2001. Cornwall's steady increase in population over the next twenty years will be supported by a forecasted 190 net migrants to Cornwall annually, with respect to the City's promising local economic outlook, as well as the growth in the regional economy.

The chart below illustrates the population projections for the City of Cornwall over forty years, which includes past, present, and future years, as calculated by Watson and Associates Economists. The population is separated into fifteen-year cohorts to better understand the distribution and fluctuations of the population in Cornwall. Each shade in the chart represents the density of the population within that cohort. As illustrated, Cornwall's population will be experiencing an increase in population over the next twenty years, mainly driven by the 75+ age cohort, while the rest of the cohorts will be experiencing a declining growth rate. Such an increase in 75+ cohorts and a decrease in the remainder coincides with waning fertility rates after the 1960's Baby Boom. Canada experienced a lower fertility rate with a 0.36% natural increase in the population (Stats Canada, 2017), while the rest of the population was supported by intermigration and immigration.

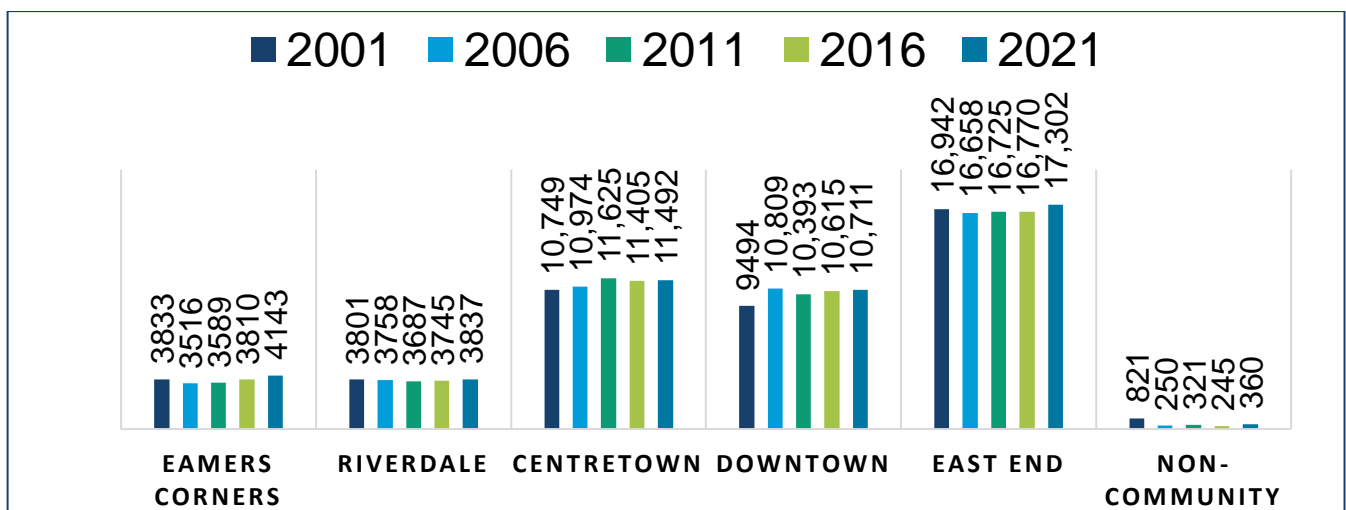
Figure 2 – Total Population Breakdown (1996-2036)



Residential Population Data

The population distribution for each of Cornwall's residential communities varies across the City. Between 2016 and 2021, all five communities: *Downtown*, *East End*, *Centretown*, *Riverdale*, and *Eamer's Corners* – experienced new development. The most notable increase was in “Eamer’s Corners”, with a positive percent change of 8.7%. “East End” saw an increase of 3.2%, “Riverdale” saw an increase of 2.6%, and “Downtown” and “Centretown” both experienced an increase of approximately 1%.

Figure 3 – Population Change in Each Residential Community (2001-2021)



Source: Statistics Canada (2001-2021)

Figure 4 – Residential Communities

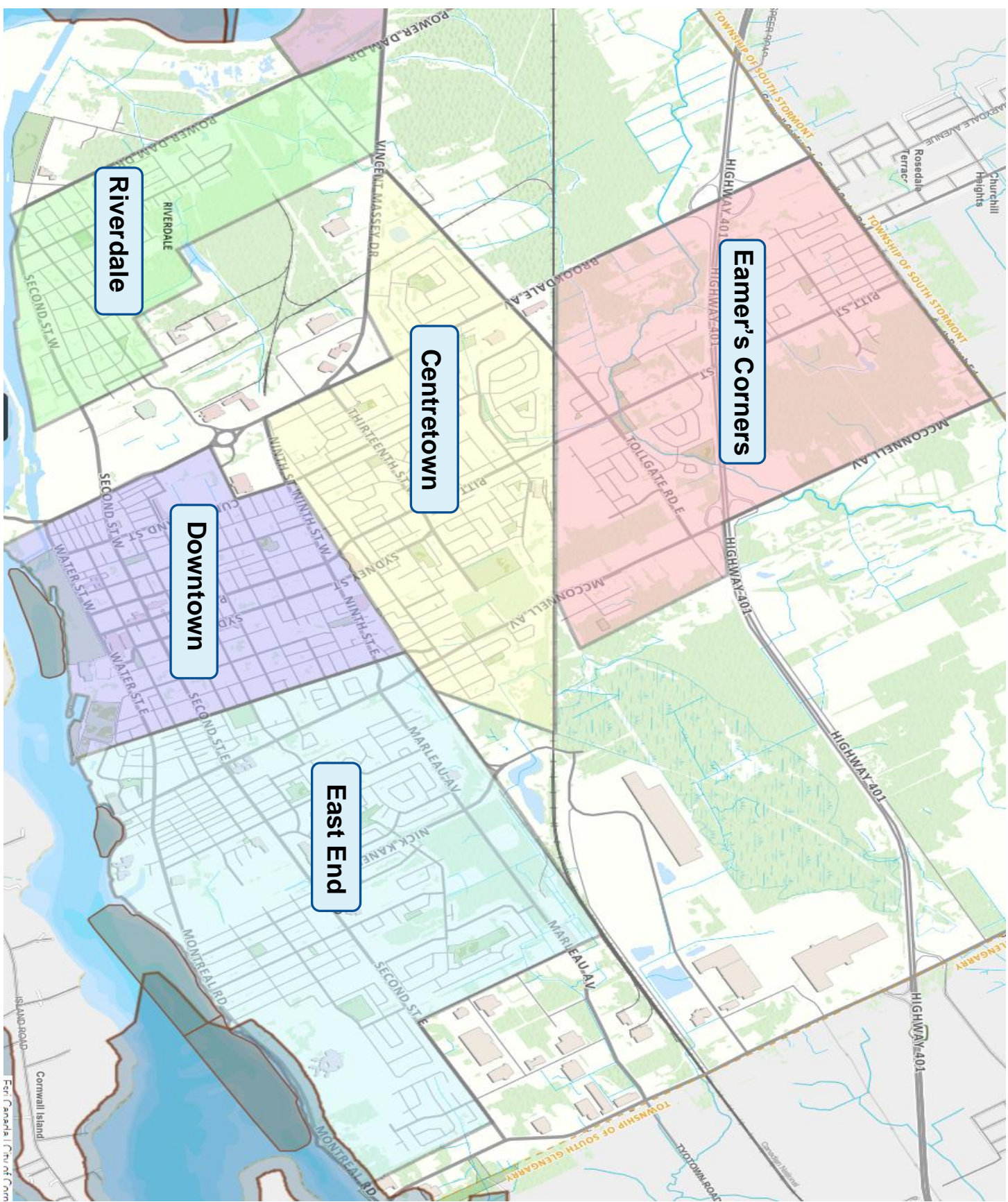
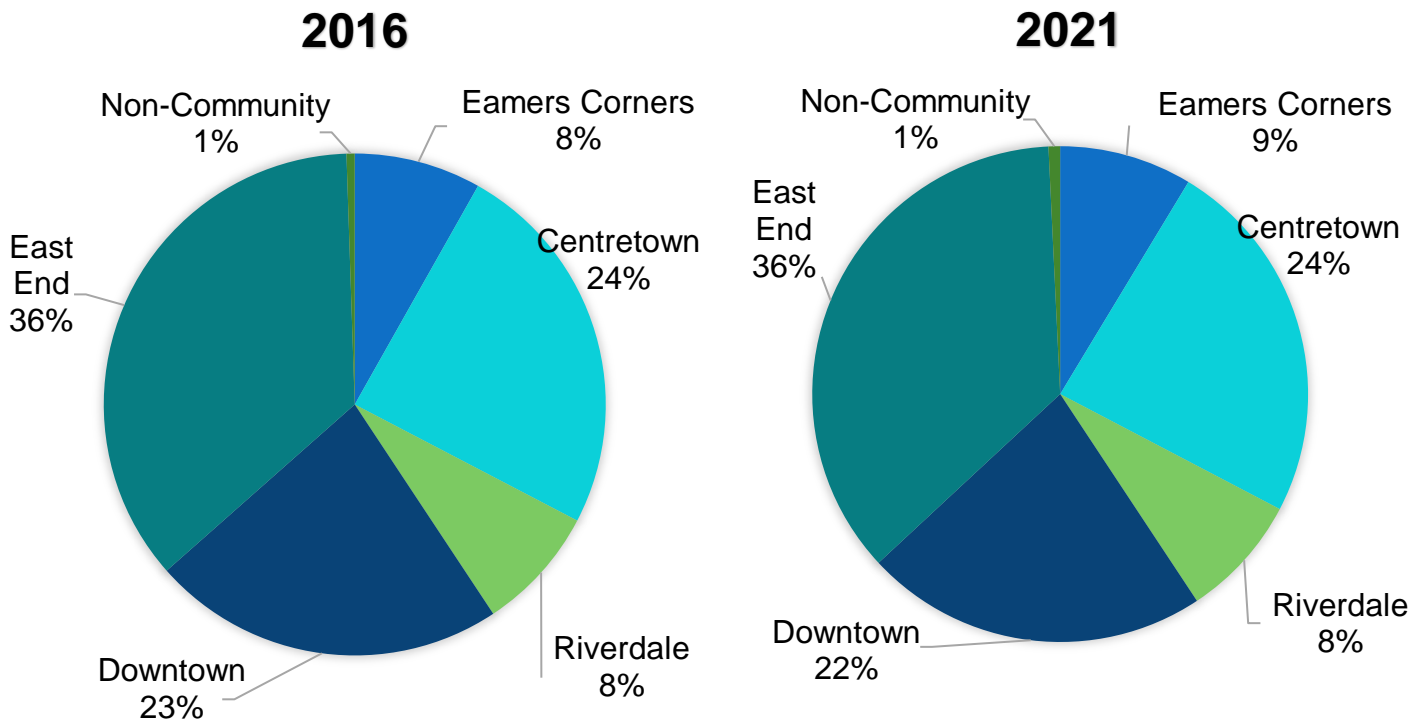


Figure 5 – 2016-2021 Population Distribution by Residential Community



Source: Statistics Canada (2016/2021)

Recently, several new developments have occurred throughout the different neighborhoods, leading to population expansion. More information will be included throughout the Data Book. The following tables will express the total population in each community categorized by age and gender. Please note that there will be information missing in the most current year, 2021, due to it not being released at this time.



Table 1.1 a) – Centretown Community Population from 2001-2021

Year	2001	2006	Year	2011	2016	2021
Total	10,749	10,974	Total	11,625	11,405	11,492
Male population	5,121	5,328	Male population	5,455	5,555	\
Female population	5,628	5,646	Female population	6,170	5,845	\
Ages 0-4	582	604	Ages 0-14	1,948	1,910	\
Ages 5-19	2,245	2,208				
Ages 20-64	6,304	6,498	Ages 15-64	7,313	7,035	\
Ages 65+	1,618	1,664	Ages 65+	2,364	2,455	\

Table 1.1 b) – Downtown Community Population from 2001-2021

Year	2001	2006	Year	2011	2016	2021
Total	9,494	10,809	Total	10,393	10,615	10,711
Male population	4,302	4,867	Male population	4,817	4,930	\
Female population	5,192	5,942	Female population	5,576	5,710	\
Ages 0-4	489	519	Ages 0-14	1,465	1,455	\
Ages 5-19	1,640	1,700				
Ages 20-64	5,147	5,838	Ages 15-64	6,538	6,485	\
Ages 65+	2,218	2,752	Ages 65+	2,390	2,970	\

Table 1.1 c) – Eamer's Corners Community Population from 2001-2021

Year	2001	2006	Year	2011	2016	2021
Total	3,833	3,516	Total	3,589	3,810	4,143
Male population	1,874	1,760	Male population	1,742	1,805	\
Female population	1,959	1,756	Female population	1,847	2,005	\
Ages 0-4	206	204	Ages 0-14	590	635	\
Ages 5-19	882	841				
Ages 20-64	2,271	2,046	Ages 15-64	2,381	2,365	\
Ages 65+	474	425	Ages 65+	618	810	\

(Source: Statistics Canada [2001-2021])

Table 1.1 d) – Riverdale Community Population from 2001-2021

Year	2001	2006	Year	2011	2016	2021
Total	3,801	3,758	Total	3,687	3,745	3,837
Male population	1,828	1,829	Male population	1,804	1,790	\
Female population	1,973	1,929	Female population	1,883	1,945	\
Ages 0-4	140	132	Ages 0-14	511	585	\
Ages 5-19	786	710				
Ages 20-64	2,140	2,177	Ages 15-64	2,346	2,220	\
Ages 65+	735	739	Ages 65+	830	940	\

Table 1.1 e) – East End Community Population from 2001-2021

Year	2001	2006	Year	2011	2016	2021
Total	16,942	16,658	Total	16,725	16,770	17,302
Male population	7,789	7,887	Male population	8,044	8,065	\
Female population	9,153	8,771	Female population	8,681	8,695	\
Ages 0-4	854	783	Ages 0-14	2,556	2,595	\
Ages 5-19	3,387	3,186				
Ages 20-64	10,033	9,797	Ages 15-64	10,823	10,220	\
Ages 65+	2,668	2,892	Ages 65+	3,346	3,925	\

Table 1.1 f) – Non-Community Areas Population from 2001-2021

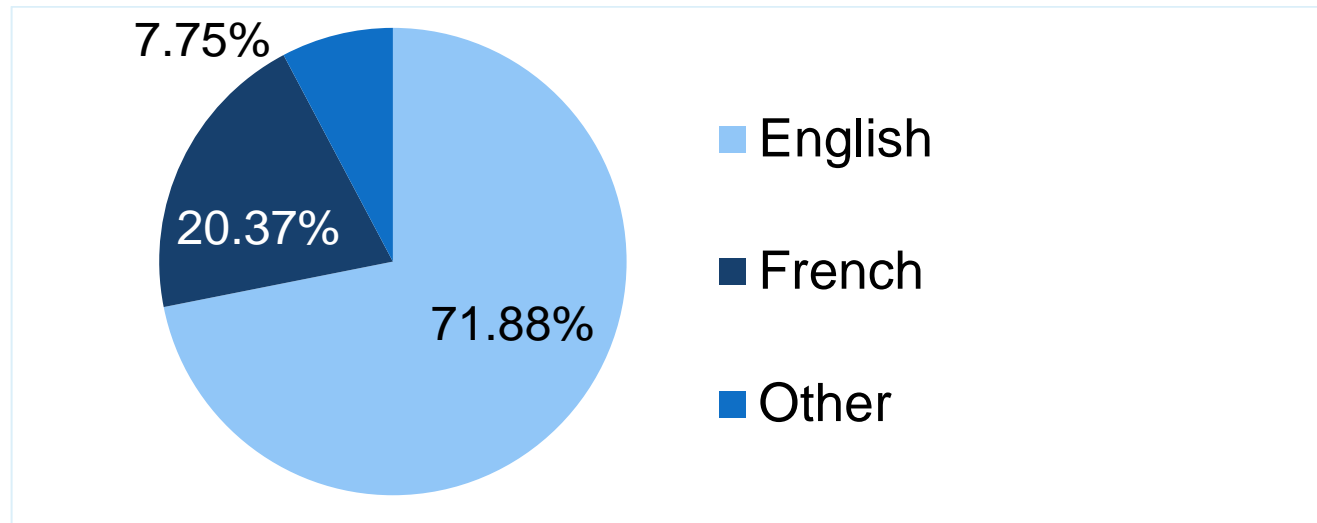
Year	2001	2006	Year	2011	2016	2021
Total	821	250	Total	321	245	360
Male population	402	124	Male population	158	120	\
Female population	419	126	Female population	163	125	\
Ages 0-4	44	13	Ages 0-14	45	40	\
Ages 5-19	184	50				
Ages 20-64	503	149	Ages 15-64	217	140	\
Ages 65+	90	38	Ages 65+	59	65	\

(Source: Statistics Canada [2001-2021])

Language Data

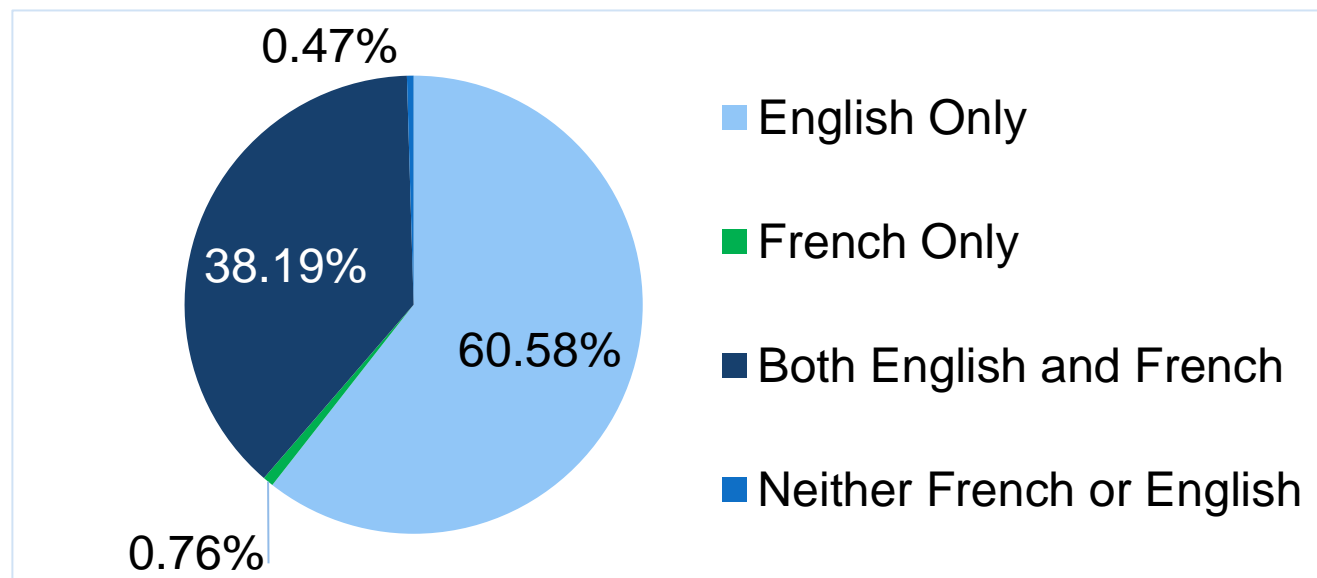
Cornwall is a predominantly bilingual community. The majority of the population has either an English, French, or mixed ethnic background. Figure 6 illustrates the breakdown of Cornwall's population by mother tongue, whereas Figure 7 illustrates the knowledge of official languages (English, French, both, and neither).

Figure 6 – Population by Mother Tongue, 2021



(Source: Statistics Canada, 2016 Census)

Figure 7 – Knowledge of Official Language, 2021



(Source: Statistics Canada, 2021 Census)

Further information regarding demographic conditions and trades can be found in the Residential and Commercial sections of this book. Please consult the sources directly for more precise information



Residential Data

Residential Development in Cornwall

The demand for new residential construction has been relatively parallel to the population increase in the City of Cornwall. In 2021, 265 new residential units were constructed which totals a value of \$65,178,070. The number of new single and semi-detached developments has remained constant over the five-year span while the number of townhouses built in 2021 decreased compared to previous years.



Table 2.1 – New Residential Activity, 2021

Type	Number of Units	Number of Buildings	Value (\$)
Single	92	92	29,212,335
Double	40	17	8,922,823
Multiple	133	9	27,042,912
Total	265	135	65,178,070

Source: City of Cornwall Planning and Permits Divisions, Building Permits, 2021

Table 2.2 – Average Vacancy Rates in Apartment Structures, 2016-2021 (CMHC'S October 2021 rate)

2016	2017	2018	2019	2020	2021
Fall	Fall	Fall	Fall	Fall	Fall
2.8%	3.6%	4.2%	4.1%	2%	3.3%

(Source: Canadian Mortgage and Housing Corporation, 2021) *

Table 2.3 – Average Vacancy Rates in Cornwall for Various Size Apartments

All Unit Types				
Fall 2021 Overall	Bachelor Studio	1 Bedroom	2 Bedroom	3 Bedroom
3.4%	**	2.5%	2.7%	**

(Source: Canadian Mortgage and Housing Corporation, 2021) *

*Vacancy rates are subjected to change seasonally.

** — If the coefficient of variance is greater than 10 then the level of reliability is **Poor**.

The City of Cornwall has a decent number of rental units for current and future residents as well as for students. More than half of Cornwall's households are privately owned, and approximately 40% or more are rental units. According to Canada Mortgage and Housing Corporation (CMHC), the City of Cornwall provides adequate and appropriate housing for residents. As well, the City has a "healthy" and balanced vacancy rate ranging between 2% and 4%. The overall vacancy rate has remained above 3%, with a total of 3.4%

The table below illustrates the average monthly rents for rental apartment structures of three units or more over the past five years. Monthly rents for each type of apartment have increased over the past year. The overall trend is that market rents have been raised by a small percentage per year, which is likely a result of inflation.

Table 2.4 – Average Market Rents, 2016-2021

Unit Size (Bedrooms Apts.)	2016	2017	2018	2019	2020	2021
One Bedroom	\$665	\$691	\$691	\$712	\$748	\$777
Two Bedroom	\$771	\$835	\$818	\$870	\$900	\$975
Three Bedroom and over	\$826	\$890	\$886	\$963	\$999	\$1,069

(Source: Canadian Mortgage and Housing Corporation, 2021)

Cornwall continues to remain affordable compared to other cities within Ontario. The table below provides a comparison between six cities across Eastern Ontario for 2021 average market rents for 2-bedroom apartments in buildings with three or more units.

Table 2.5 – Fall 2021 Average Market Rent for Two Bedroom Apartments: Comparison of Rates from Different Cities

City	Average Rent/Month	City	Average Rent/Month
Cornwall	\$975	Kingston	\$1402
Belleville	\$1174	Ottawa	\$1550
Peterborough	\$1316	Toronto	\$1666

(Source: Canadian Mortgage and Housing Corporation, 2021)

Cornwall's total number of housing units is forecasted to experience a 13% increase by 2036, for a total of approximately 2,660 units. This increase is predicted to be characterized by an average housing unit growth of approximately 149 units annually from 2016 to 2021, and then a steady decrease from 2021 to 2036 due to the aging of the local population and labour force. Of this forecasted growth in housing, 64% is predicted to be comprised of low-density households (single family homes and semi-detached units).

Table 2.6 – New Residential Construction By Community, 2016-2020

a) *East End Community*

Type of Unit	2016	2017	2018	2019	2020
Single Family Dwelling	6	11	15	25	16
Semi-Detached	6	4	38	12	8
Townhouse	/	/	/	4	/
Apartment 1-6	/	2	/	/	1
Apartment 7-12	/	/	/	/	/
Apartment 13-25	/	/	/	/	/
Apartment 26+	/	/	52	/	/
Total	12	17	105	41	25

(Source: City of Cornwall Department of Planning, Development and Recreation, Building Permits Issued, 2016-2020)

b) *Centretown Community*

Type of Unit	2016	2017	2018	2019	2020
Single Family Dwelling	2	/	4	/	6
Semi-Detached	6	4	25	6	7
Townhouse	6	24	/	/	/
Apartment 1-6	/	/	/	/	/
Apartment 7-12	/	/	/	/	/
Apartment 13-25	/	/	/	/	/
Apartment 26+	/	/	/	/	/
Total	14	28	29	6	13

(Source: City of Cornwall Department of Planning, Development and Recreation, Building Permits Issued, 2016-2020)

c) *Eamer's Corners Community*

Type of Unit	2016	2017	2018	2019	2020
Single Family Dwelling	18	14	15	16	24
Semi-Detached	38	45	/	30	10
Townhouse	3	/	/	/	/
Apartment 1-6	/	3	/	1	/
Apartment 7-12	/	/	/	/	/
Apartment 13-25	/	/	/	/	/
Apartment 26+	/	/	/	/	/
Total	59	62	15	47	34

(Source: City of Cornwall Department of Planning, Development and Recreation, Building Permits Issued, 2016-2020)

d) Riverdale Community

Type of Unit	2016	2017	2018	2019	2020
Single Family Dwelling	2	/	2	/	10
Semi-Detached	/	2	/	/	/
Townhouse	/	/	/	/	/
Apartment 1-6	/	/	/	/	/
Apartment 7-12	/	/	/	/	/
Apartment 13-25	/	/	/	/	/
Apartment 26+	/	/	/	1	1
Total	2	2	2	1	11

(Source: City of Cornwall Department of Planning, Development and Recreation, Building Permits Issued, 2016-2020)

e) Downtown Community

Type of Unit	2016	2017	2018	2019	2020
Single Family Dwelling	/	/	1	1	/
Semi-Detached	8	/	2	/	1
Townhouse	/	/	/	/	10
Apartment 1-6	/	3	/	/	/
Apartment 7-12	12	/	/	/	/
Apartment 13-25	/	/	/	/	/
Apartment 26+	/	/	/	/	/
Total	20	3	3	1	11

(Source: City of Cornwall Department of Planning, Development and Recreation, Building Permits Issued, 2016-2020)

f) All Communities (Total)

Type of Unit	2016	2017	2018	2019	2020
Single Family Dwelling	28	25	37	42	56
Semi-Detached	58	55	65	48	26
Townhouse	9	24	/	4	10
Apartment 1-6	4	8	/	1	1
Apartment 7-12	/	/	/	/	/
Apartment 13-25	12	/	/	/	/
Apartment 26+	/	/	52	1	1
Total	111	112	155	96	93

(Source: City of Cornwall Department of Planning, Development and Recreation, Building Permits Issued, 2016-2020)

Dwellings: Type and Tenure

A more detailed analysis of Cornwall's apartment and condominium stock has been put together by the City's Planning Division, which indicates that there are a total of 2,004 apartment properties throughout the City. This is equivalent to approximately 8,449 units. Condominiums, on the other hand, are not as prevalent as apartment buildings; however, they are still present in Cornwall's housing market. The table below provides a breakdown of the number of apartments and condominiums by type.

Table 2.7 – Number of Apartments and Condominiums, 2020

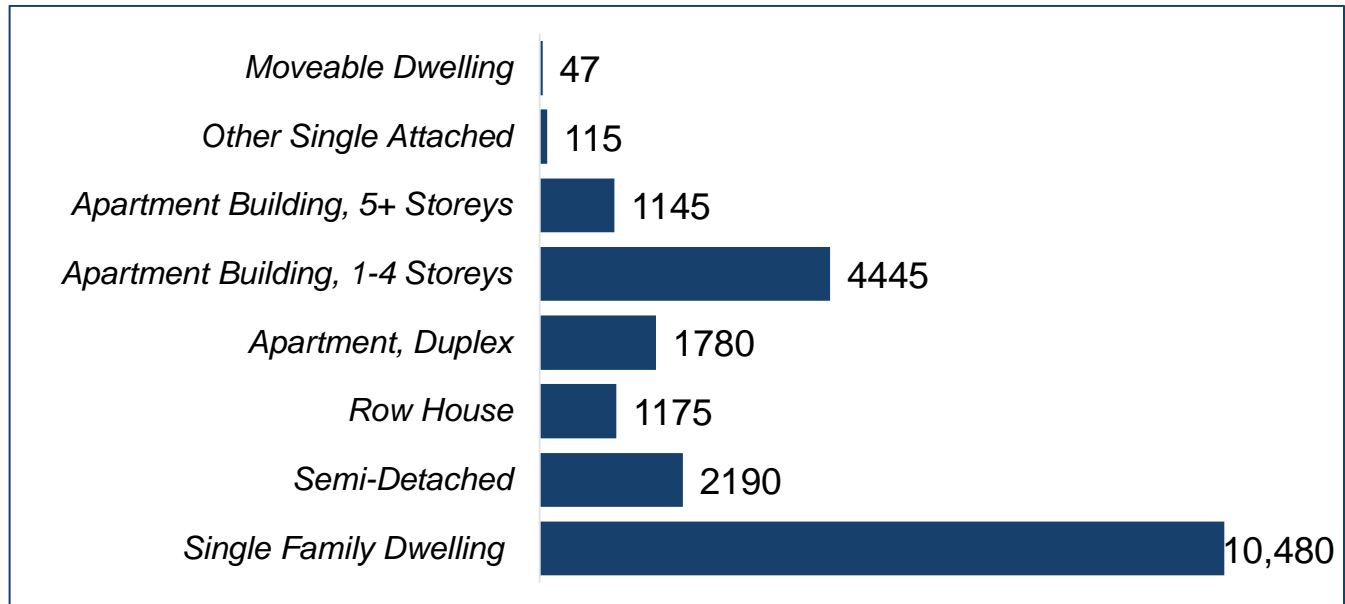
Description	Total Properties	Total Units
Apartments		
Semi-Detached with both units under one ownership	401	820
Residential property with 2 self-contained units (typically a duplex)	810	1620
Residential property with 3 self-contained units	303	909
Residential property with 4 self-contained units	238	952
Residential property with 5 self-contained units	48	240
Residential property with 6 self-contained units	66	369
Multi-Residential, with 7 or more self-contained units (excludes row housing)	74	2258
Multi-Residential, With 7 Or More Self-Contained Residential Units, With Small Commercial Units	1	36
Row housing, with 3 to 6 units under single ownership	19	68
Row housing, with 7 or more units under single ownership	18	789
Cooperative housing – non-equity	1	70
Mobile home park	3	48
Nursing home (all types)	5	N/A
Old age/Retirement home	11	N/A
Total (All Apartment Types)	2004	8449
Condominiums		
Residential Condominium Unit	21	927



(Source: City of Cornwall Municipal Assessment, 2019)

According to Statistics Canada, there were 21,386 private dwellings in the City of Cornwall in 2021, which was a 2.2% increase from 2016. The housing stock in Cornwall primarily consists of 10,480 single-detached dwellings and accounts for 49% of the total housing stock.

Figure 8 – Occupied Private Dwellings by Type



Source: Statistics Canada (2021)

Social Housing

The Social Housing Division is responsible for the administration of the social housing portfolio for the City of Cornwall and the United Counties of Stormont, Dundas, and Glengarry (SDG). Social Housing refers to rental housing developed with the assistance of the government and subsidized by the government for people with low to moderate incomes, seniors, or people with special needs who can live, with support, in the community. As Service Manager, they are accountable for the administration of 11 publicly funded housing providers. Subsidies, or rent-geared to-income (RGI) are calculated at 30% of the household's gross monthly before taxes, and up to market rent.



Table 2.8 – Cornwall and Surrounding Areas Housing Providers, 2022

Municipality	Provider	# of Senior Units (Apartment)	# of Family Units (Apartment and Townhouse)
City of Cornwall	Beek Lindsay Seniors Residences Cornwall Inc.	46	0
City of Cornwall	Cornwall and Area Housing Corporation - Regular	515	442
City of Cornwall	Cornwall and Area Housing Corporation - Rent Supplement units in private buildings - various locations	0	145
City of Cornwall	Logement Marguerite d'Youville Inc.	0	65
City of Cornwall	Religious Hospitallers of St. Joseph Housing Corporation	50	0
City of Cornwall	Royal Oaks Co-operative Housing Inc.	0	70
N. Stormont	Finch & District Seniors Housing Corporation	17	0
N. Stormont	The Township of Roxborough Non-Profit Housing Corporation	10	0
S. Stormont	Cornwall and Area Housing Corporation (Ingleside)	21	0
N. Dundas	Cornwall and Area Housing Corporation (Chesterville, Winchester)	59	0
N. Dundas	Winchester Non-Profit Residence Corporation	20	0
S. Dundas	Cornwall and Area Housing Corporation (Iroquois, Morrisburg)	70	0
S. Dundas	J.W. MacIntosh Community Support Services (Williamsburg)	43	0
N. Glengarry	Cornwall and Area Housing Corporation (Alexandria)	48	15
N. Glengarry	The Alexandria Non-Profit Housing Corporation	27	15
S. Glengarry	Lancaster & District Non-Profit Housing Inc.	18	0
Total		944	752
Total Net Units		1696	

Source: City of Cornwall Housing Division, 2022

Table 2.9 – Affordable Housing

Municipality	Provider	# Senior Units (Apartment)	# of Family Units (Apartment)
City of Cornwall	Cornwall and Area Housing Corporation	0	32
South Stormont (Ingleside)	Cornwall and Area Housing Corporation	21	0
South Dundas (Williamsburg)	J.W. MacIntosh Community Support Services	0	21
Total		21	53
Total Net Units		74	

(Source: City of Cornwall's Social Housing Division, 2022)

This program does not offer rent-geared-to-income (RGI) housing. The rents are based on approximately 80% of the Canada Mortgage and Housing Corporation's (CMHC) average market rent for the geographic location. Maximum annual income eligibility is applied, and proof of income must be provided. Special Priority Status does not apply to the Affordable Housing Program.

Municipal Tax Structure

A Cornwall resident's property tax bill is calculated by multiplying the Current Value Assessment (CVA) of their property (assessed by the Municipal Property Assessment Corporation (MPAC)) by the total residential tax rate. The table below outlines the impact of municipal taxes on the assessed taxable value of residential properties in Cornwall.

Table 2.10 – Tax Impact on Assessed Value of a Single-Family Dwelling, 2018-2022

Year	2018	2019	2020	2021	2022
Taxable Value (\$)	166,771	173,904	177,397	178,096	178,881
Tax Rate	0.01616832	0.1627844	0.01632156	0.01674150	0.01718320
Property Tax (\$)	2,696.41	2,830.88	2,896.40	\$2,981.59	\$3,073.75

Source: City of Cornwall Finance Department, 2022

Table 2.11 – Cornwall Tax Rates, 2022

Tax Class	Municipal	Education	Total
Residential	0.01565320	0.00153000	0.01718320
Multi-Residential	0.03029684	0.00153000	0.03182684
Commercial	0.03037817	0.00880000	0.03917817
Commercial Vacant	0.02126472	0.00880000	0.03006472
Industrial	0.04116793	0.00880000	0.04996793
Industrial Vacant	0.02675915	0.00880000	0.03555915
Pipelines	0.02381948	0.00880000	0.03261948
Farmlands/Managed Forests	0.00391330	0.00038250	0.00429580
New Commercial	0.03037817	0.00880000	0.03917817
New Commercial Vacant	0.02126472	0.00880000	0.03006472

Source: City of Cornwall Finance Department, 2022

Table 2.12 – Total Tax Rate for a Single Dwelling with a Market Value of \$100,000

Tax	2022
Education (0.00153000)	\$153.00
Municipal (0.01479159)	\$1,565.32
Total	\$1,718.32

Source: City of Cornwall Finance Department, 2022



Income & Labour

Income Data

Table 3.1 – Median Income Levels, 2021

Earnings Group	** Median Earnings (Before Taxes)	** Median Earnings (After Taxes)
Median Family Income	\$79,500	\$72,500
Couple-Only Economic Families	\$75,500	\$68,500
Couples with Children	\$106,000	\$95,000
One Parent Families	\$55,600	\$53,200

(Source: Statistics Canada, 2021 Census Profile Cornwall, ON)

The median income in each earnings category has increased significantly when compared to the statistics from the 2016 Census Data. The median family income climbed by 28.11%; couples without children had a rise of 19.8%; families with children saw an increase of 30.6%; and single parents saw an increase of 43.2%.

Table 3.2 – Total Income Groups In 2020 Aged 15 and Over in Private House Holds

Income of individuals	Total	Men +	Women +
Without total income	1,280	695	585
With total income	37,555	17,995	19,560
Under \$10,000 (including loss)	2,560	1,090	1,470
\$10,000 to \$19,999	5,705	2,365	3,340
\$20,000 to \$29,999	7,360	3,210	4,150
\$30,000 to \$39,999	5,915	2,755	3,160
\$40,000 to \$49,999	5,005	2,460	2,545
\$50,000 to \$59,999	3,795	1,905	1,890
\$60,000 to \$69,999	2,480	1,380	1,100
\$70,000 to \$79,999	1,555	895	665
\$80,000 to \$89,999	985	580	410
\$90,000 to \$99,999	715	410	300
\$100,000 and over	1,470	940	530
\$100,000 to \$149,999	1,170	725	445
\$150,000 and over	300	215	85
Total income groups	38,835	18,690	20,150

Economic Forecast

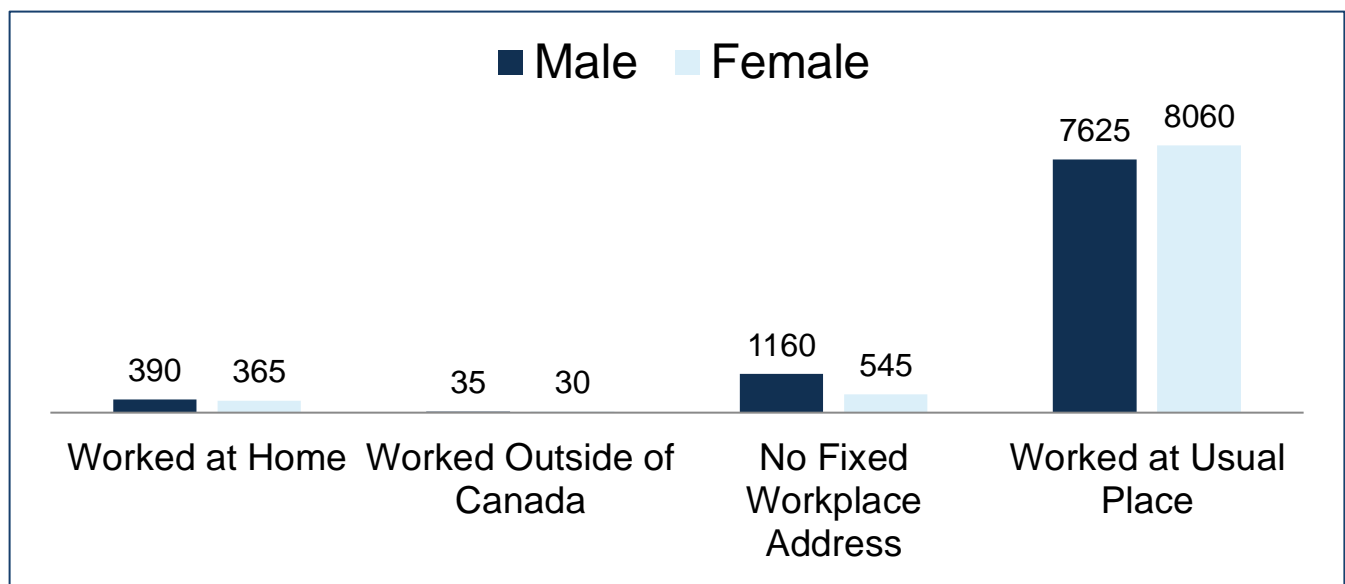
The employment forecast for Cornwall remains positive, with many major employers indicating an ongoing need for new workers. Cornwall's total employment is forecasted to climb from an approximate 24,200 in 2011, to 27,500 by 2036; an increase of 3,300. The annual employment growth rate for this period is approximately 0.5%, and the sectors that are predicted to experience the most growth are the commercial and institutional sectors. The commercial sector is forecasted to comprise 38% of Cornwall's total employment growth at around 1,300 new jobs by 2036. As for institutional employment, 28% of the City's total employment growth will be experienced in this sector, yielding approximately 900 new jobs by 2036.

(Watson & Associates Economists Ltd., City of Cornwall Municipal Comprehensive Review 2014)

Labour Force Statistics

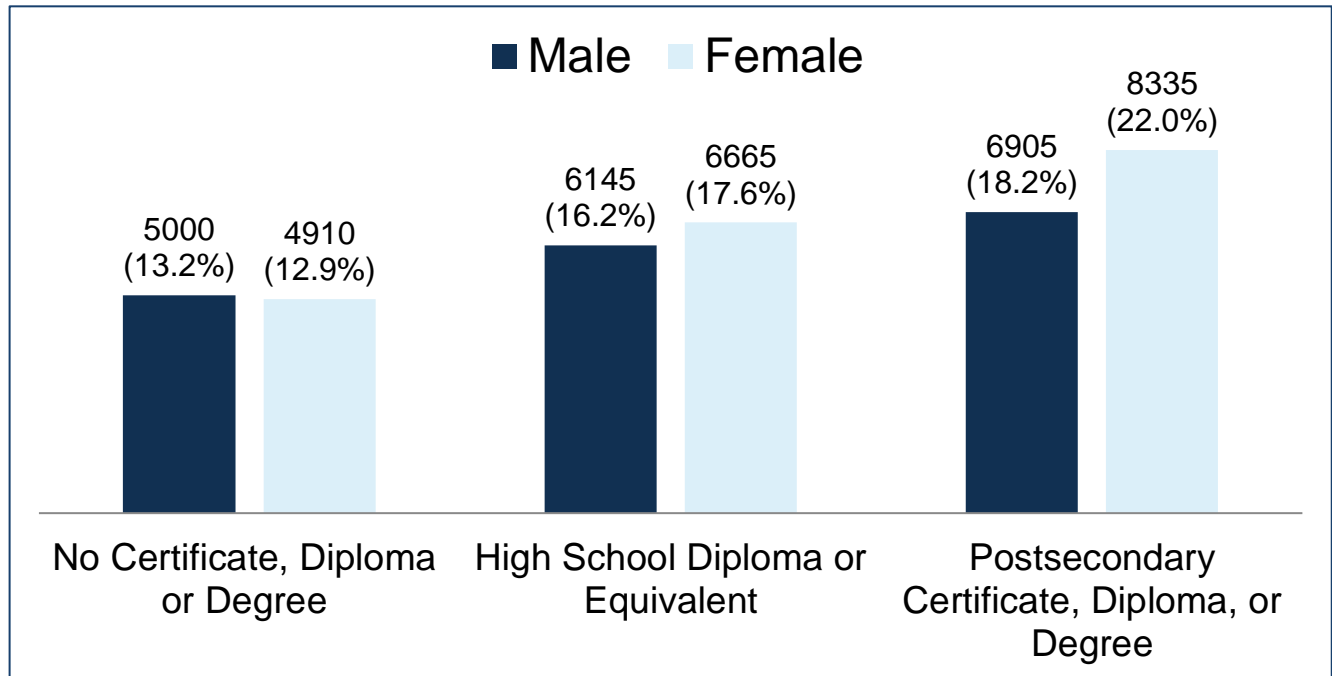
Cornwall employers have a large and diverse force from which to draw employees. Approximately 74% of individuals in the working age population (15 years and over) have acquired a high school diploma or higher; this is just shy of a 3.1% increase from 2011 (71.8%). Furthermore, as mentioned in the previous chapter, nearly half of the City's population is bilingual, speaking both English and French. There are also a large number of skilled and semi-skilled workers who form a significant portion of the labour force.

Figure 9 – Place of Work Status, 2016



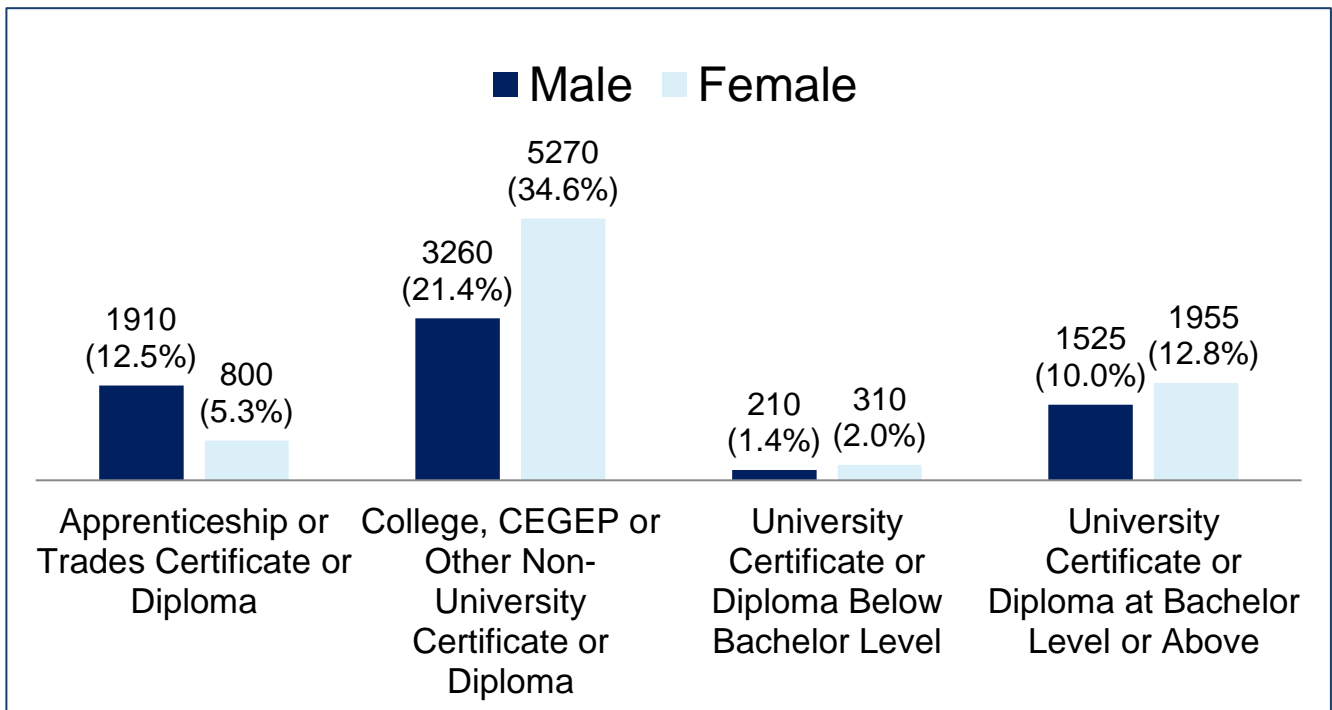
Source: Statistics Canada, 2016 Census

Figure 10 – Level of Educational Attainment for Ages 15 and Over, 2016



Source: Statistics Canada, 2016 Census

Figure 11 – Postsecondary Certificate, Diploma, or Degree for Ages 15 and Over, 2016

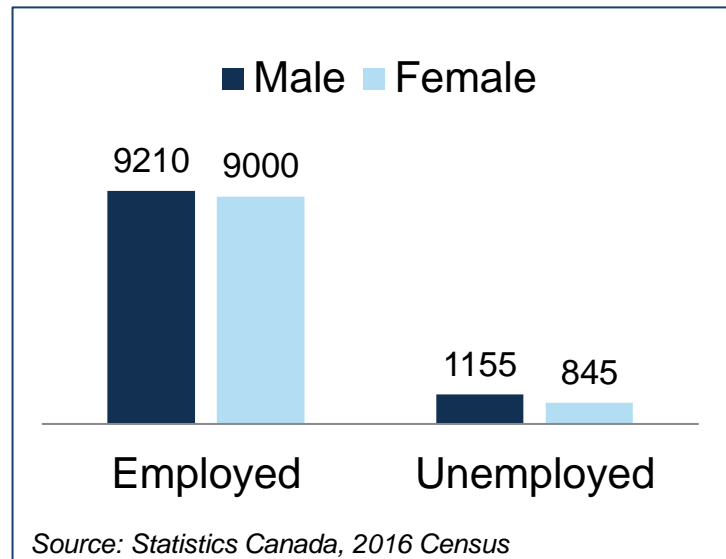


Source: Statistics Canada, 2016 Census

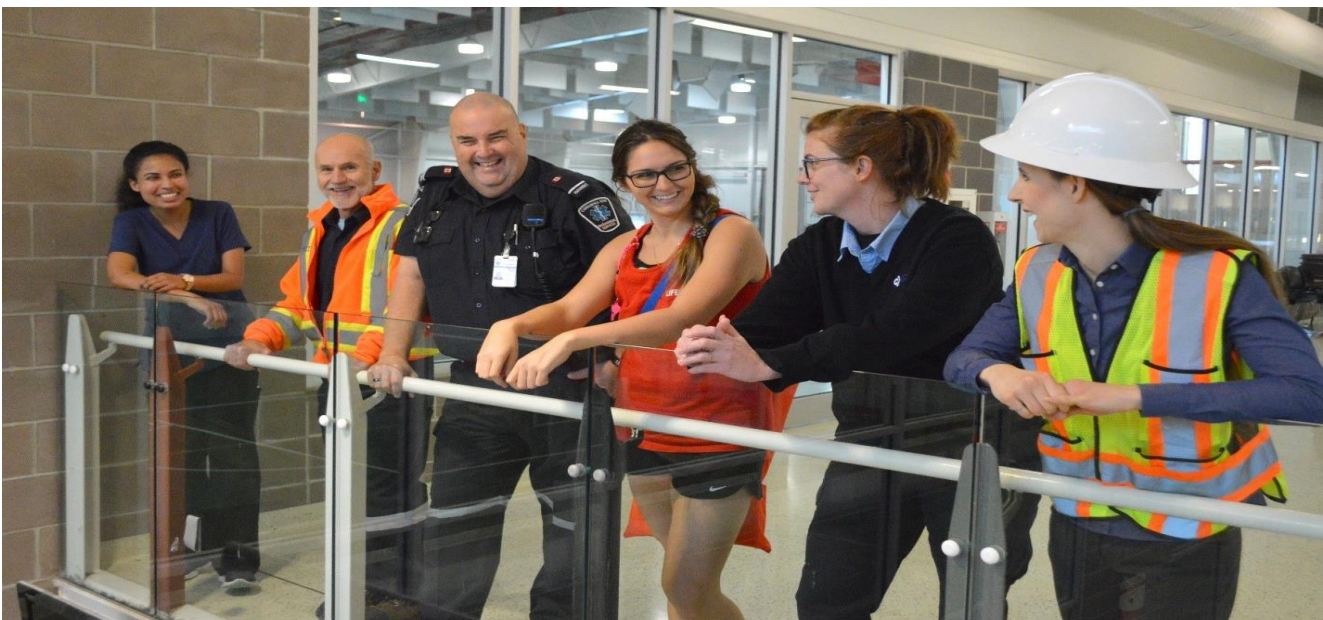
According to the 2016 Census Profile, 37,955 people were eligible to work in the City of Cornwall aged 15 years and over, while 20,210 people contributed to the labour force. In 2021, there were a total of 40,340 people over the age of 15 years old who were eligible to join the work force.

Breakdown by Sector

Cornwall's "Primary Resource" economic sector is fairly developed due to the City's high level of urbanization and geographic location. Secondary resources and/or manufacturing have traditionally been the largest employment sectors in Cornwall. However, over the last 10 years, due to the restructuring of the Canadian and global economies, the manufacturing sector has declined. Nevertheless, Cornwall has seen a 10% growth in employment in the manufacturing sector.



In addition, 28.4% of Cornwall's local workforce works in the sales and service industries, which has been supported by a number of city initiatives and new construction development projects that have created a strong commercial sector. The Trades, Transport and Equipment Operations make up 18.5% of the local workforce; this is due primarily to the existence of St. Lawrence College, which offers programs pertaining to trades and equipment operations, among many others.



Type of Employment (Sector)	Males	Females	Total	% Of Total
Management	720	580	1,305	6.5%
Business, Finance, and Administration Occupations	970	1,755	2,725	13.5%
Natural and Applied Sciences and Related Occupations	555	80	635	3.2%
Health Occupations	300	1,260	1,560	7.7%
Occupations in Education, Law and Social, Community and Government Services	570	1465	2030	10.0%
Occupations in Art, Culture, Recreation and Sport	130	190	320	1.6%
Sales and Service Occupations	2350	3380	5730	28.4%
Trades, Transport, and Equipment Operations	3345	380	3725	18.5%
Natural Resources, Agriculture, and Related Production Occupations	140	60	195	0.9%
Occupations in Manufacturing and Utilities	965	340	1300	6.4%
Not Applicable	320	355	670	3.3%
Total Experienced Labour Force (age 15 and over)	10365	9845	20210	100

Table 3.3 – Distribution of Employment by Occupation, 2016

Occupation	Males	Females	Total	% Of Total
Agriculture, Forestry, Fishing, and Hunting	40	25	65	0.3%
Mining, Quarrying, Oil and Gas Extraction	15	0	15	0.1%
Utilities	75	0	75	0.4%
Construction	1,205	115	1,320	6.8%
Manufacturing	1,400	560	1,960	10.0%
Wholesale Trade	430	170	600	3.1%
Retail Trade	1,500	1,710	3,210	16.4%
Transportation and Warehousing	1,235	305	1,540	7.9%
Information and Cultural Industries	115	140	255	1.3%
Finance and Insurance	150	300	450	2.3%
Real Estate, Rental and Leasing	170	90	260	1.3%
Professional, Scientific, and Technical Services	355	315	670	3.4%
Management of Companies and Enterprises	0	25	25	0.1%
Administrative and Support, Waste Management and Remediation Services	610	540	1,150	5.9%
Educational	390	780	1,170	6.0%
Health Care and Social Assistance	520	2,350	2,870	14.7%
Arts, Entertainment, and Recreation	100	195	295	1.5%
Accommodation and Food Services	680	1,030	1,710	8.8%
Public Administration	610	475	1,085	5.6%
Other Services	435	355	790	4.0%
Total Experienced Labour Force (age 15 and over)	10,035	9,480	19,515	100



Commercial Data

In Cornwall, there are 10 main shopping districts with a wide range of shops, from national chains to independently owned establishments supported by the locals. Both chain restaurants and excellent locally owned restaurants can be found in the city. The *Commercial Retail in Cornwall* brochure can be viewed online on the Choose Cornwall website.



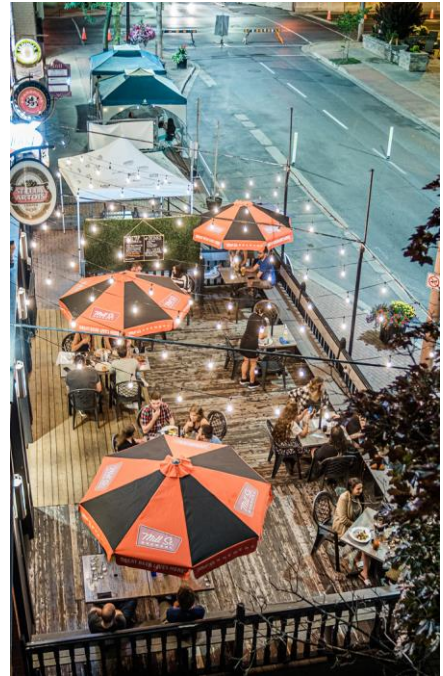
The Brookdale Corridor includes:

- **Brookdale Square** – Marks, Michaels, Moores, Best Buy, Sally's Beauty
- Home Depot
- Mr. Lube, Cora Breakfast & Lunch, Service Ontario, Joey's Fish, Sip~n~Scoop, Subway
- **Seaway Village** – Value Village, Pet Value, Restore, Poirier Furniture, First Choice Hair Cutters
- **Harden** – Shoppers Drug Mart, Bulk Barn, Boston Pizza, Starbucks, The Source, Sushi Shop, Thai Express
- **Brookdale Centre** – Food Basics, LCBO, Reitman's, Dollarama, Kelsey's, Scotiabank, EB Games, Tim Horton's, Lowe's
- **Walmart Supercentre** – Walmart, BMO, A&W, LCBO, Winners, PetSmart, Dollar Tree, Taco Bell, Mr. Puffs, Kawartha Credit Union
- **Variety of restaurants along Brookdale** – Wendy's, McDonald's, Burger King, Pizza Hut, Quesada, West End Shawarma, KFC, Tim Horton's, Billy K's, Shoeless Joes, Eastside Mario's, Eight Zero Zero, St Hubert's
- Aurra Coffee



The Pitt Street Corridor includes:

- **Pitt & Ninth** – Your Independent Grocer, Staples, Jean Coutu, Fit4less, TD Bank
- Canadian Tire
- Farm Boy
- Giant tiger, Mrs. B's
- **Tudor Centre** – M&M Food Market, Glengarrian Pub, UPS Store, 2-4-1 Pizza, Game Tek
- **Downtown Pitt Street** offers specialty restaurants, unique boutique shops, and a variety of personal service locations.
 - **Restaurants** – ESCA Gourmet Pizza, The Pit, Val & Paulies Diner, Riley's Bakery, Fairy Sweet, El Tumbao, Edwards Bistro, Domino's Pizza, Schnitzels, Table 21, Truffles Burger Bar, Jack Lees, Spinners Diner, Birchwood Cafe, Simply Jennifer, Tilly's Eatery, The Spicy Pearl, Brunch on Pitt, Carrots 'N Dates, Mexi's
 - **Specialty Retail** – Dreamland Children's, Pommier Jewellers, Celtic Treasures, Life's Little Pleasures, Squire Shop, Kastner's, Total Cyclery, Bicycle World, Fantasy Realm Comics, Kids Korner, Melody Music, Ready or Naught, Axxis Optical, 8 on Second Optical, Gordon's Jewellers, Cailuan Inc., Kingslea, Echo Trends, Love and Lee, The Happy Popcorn Co.
 - **Personal Service Shops** – Kings' & Little Ones, Oasis Spa, Pure Esthetics, Laser Advanced Spa, The Loft Salon
- **Cornwall square** – indoor shopping mall with stores including Shoppers Drug Mart, Dollarama, Laura Secord, Hallmark, Coles, Maurice's, Eclipse, Peoples, GNC
- **Entertainment** – Rush Hour Escapes



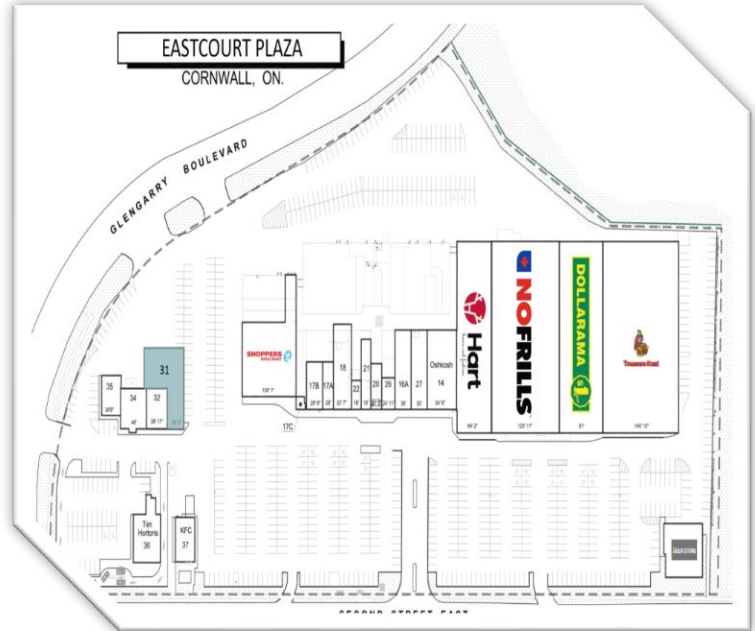
Second Street East has two plazas across from each other with various restaurants and retailers including:

Eastcourt Plaza (north side of Second Street East) –

- Shoppers Drug Mart, No Frills, Cakes n More, Treasure Hunt, Hart, Jolly Tours, Lindale Shoes, Carter's children's clothing, Pet Value, Dollarama, Beer Store, Tim Horton's, Subway, Pizza Pizza, Circle K, KFC, Fat Bastard Burrito

Glengarry Square (south side of Second Street East) –

- Galaxy Cinemas, Food Basics, LCBO, First Choice Hair Cutters, Your Credit Union, Maritime Travel, Wing Hing Chinese Buffet, Burger King, Popeye's



Goldmanco Centre located at McConnell and Ninth Street, just off an entrance to the City from Hwy 401 corridor, includes:

- FreshCo, Dollarama, AllState Insurance, Menchies, Little Caesar's Pizza, Dr. Navaneelan Dental Centre

Le Village



Le Village is a commercial area located at the southeast end of Cornwall; it extends along Montreal Road from Marlborough Street to St. Felix Street and totals over 500,000 square feet of commercial space. It offers a small-town French-Canadian ambiance with decorated streetlamps and flower planters. The majority of the businesses in this location are owned and operated by local entrepreneurs, and more are continuing to migrate to Cornwall's Downtown core. The introduction and relocation of retail outlets in the Downtown core contributes to the city's expanding variety and broad list of businesses, which is to the advantage of both locals and tourists frequenting the area.

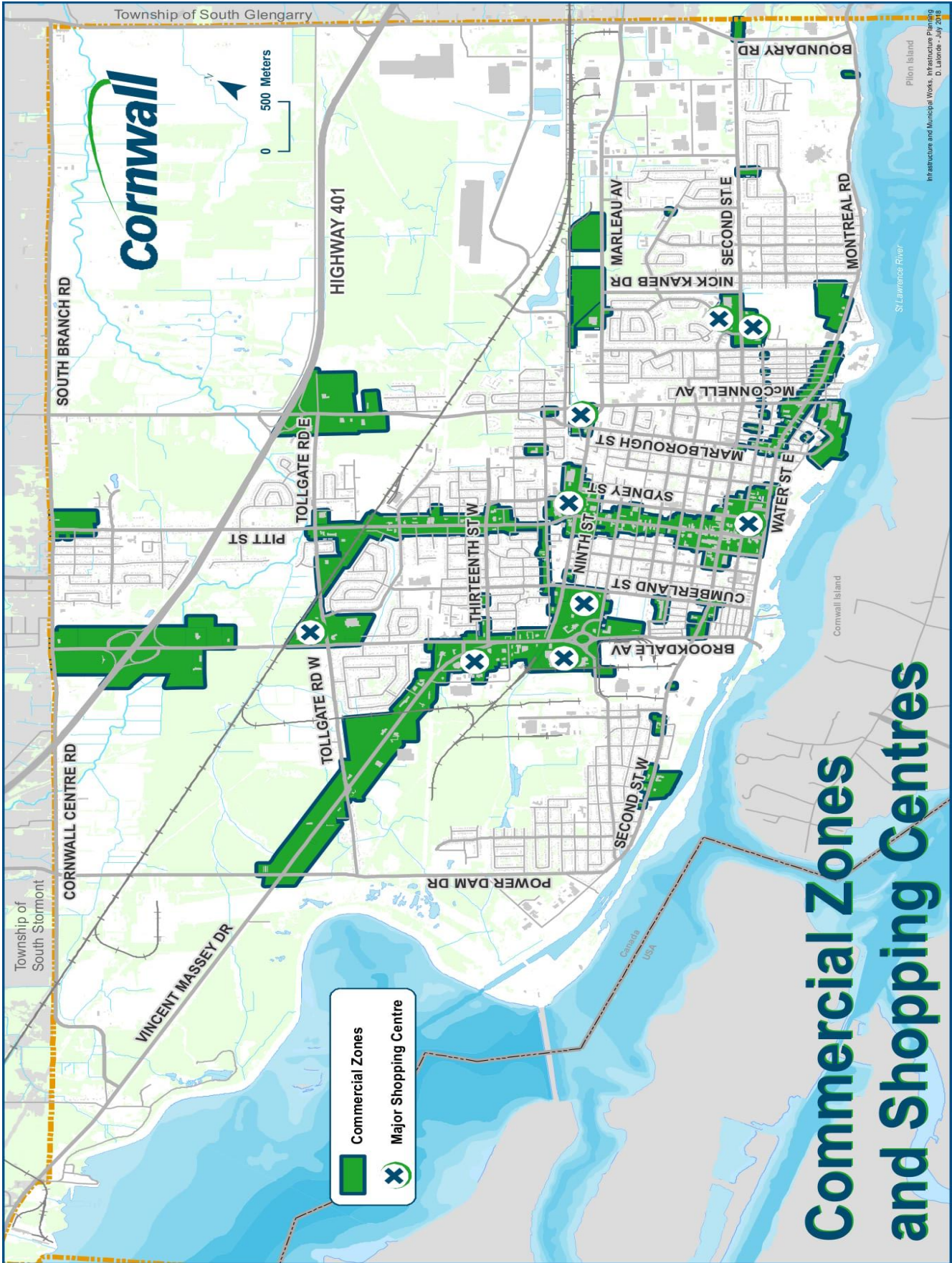
Floor Space, 2022

Table 4.1 – Commercial Retail Floor Space

Shopping Centre	Location	Gross Floor Area (ft ²)
Brookdale Centre	965 Brookdale Avenue	268,000
Cornwall Square	1 Water Street East	250,000
Smart Centres	Ninth Street West and Cumberland Street	195,000
Eastcourt Mall	1360 Second Street East	179,900
Seaway Centres	1400 Vincent Massey Drive	165,000
Glengarry Square	1315 Second Street East	125,000
Choice Properties	31 Ninth Street East	111,000
Brookdale Square	501 Tollgate Road West	109,000
Home Depot	1825 Brookdale Avenue and Tollgate Road West	83,900
Canadian Tire Plaza	201 Ninth Street East and Sydney Street	92,290
Plaza Cornwall	1236 Brookdale Avenue	113,000
Goldmanco Centre	525 Ninth Street East	56,300
Hodgins City Centre	812 Pitt Street	34,000
Time Square	108 Second Street West and Augustus Street	36,000
Place Laurier	1140 Brookdale Avenue	31,000
Giant Tiger	609 Pitt Street	30,466
Tractor Supply Company	1805 Vincent Massey Drive	30,000
Tudor Centre	841 Sydney Street	26,000
Seaway Village	712 Fourteenth Street West	26,000
International Business Park	691 Brookdale Avenue	25,000
Heritage Business Plaza	1916 Pitt Street	18,000
Leduc Shopping Centre	385 Eleventh Street East and Paul Street	15,840
Central Plaza	805 Sydney Street	15,000
Sunnyside Plaza	1325 Pitt Street and Sunnyside Avenue	11,500
Pitt Street Plaza	837 Pitt Street	11,000
Riverdale Plaza	1300 Second Street West	5,000
Total		2,203,046

Source: City of Cornwall's Planning Division, 2022

Figure 12 –
Commercial Zones and Shopping Centres



The Port Theatre, previously known as The Roxy, opened in December 1941 and is still standing strong today. The Port was recently bought, and the facility now hosts a variety of live music events in addition to providing a great cinema experience for the residents of Cornwall. The port has an old-school feel and appearance, and it is an essential component of the City's downtown sector. Dubuc Eye Care Centre, Medical Arts Pharmacy, Money Baskets, Masse's Cost+ furniture, King George Restaurant, Rayco Team Sports, Quest PTS Gym, and St. Lawrence College are a few of the anchors of Le Village



Community Improvement Programs (CIPs)

Redevelopment is an ongoing process in the downtown area, and one of the major goals of Cornwall's Official Plan is to reinforce and promote the Downtown and Le Village Business Districts as the City's major commercial, office, and administrative centres. The City also promotes many building and home improvement programs as part of a continuing plan for revitalization. This, coupled with the ongoing renewal efforts with the "Heart of the City" group, assists in focusing efforts over the long-term.

Heart of the City (HOTC)

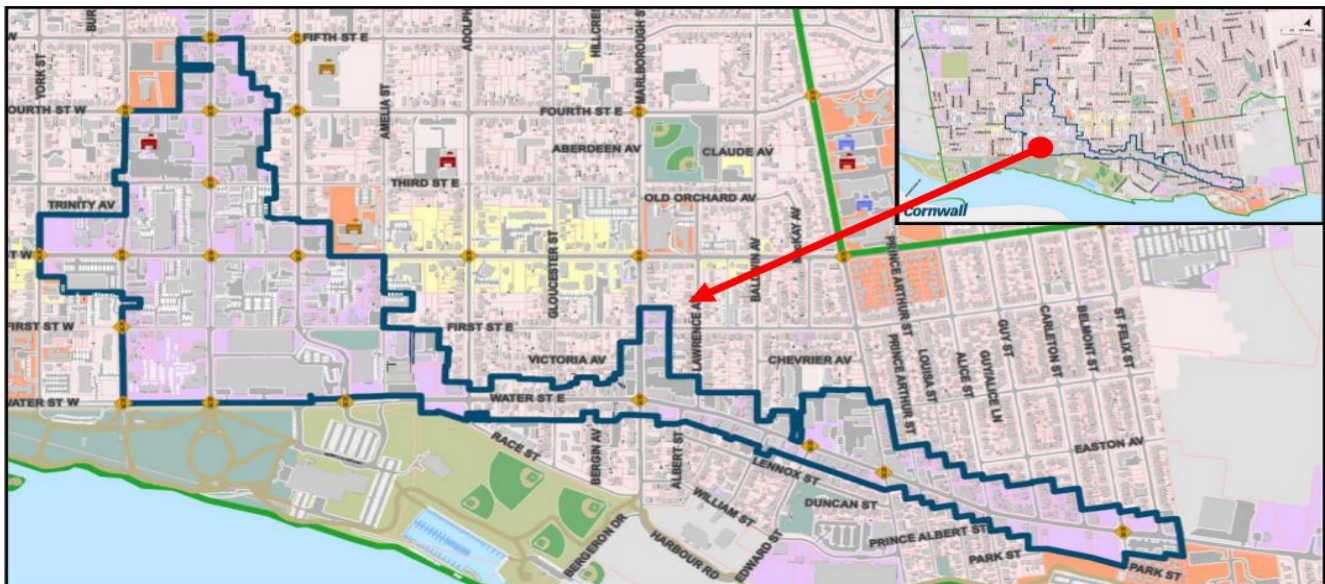
The Heart of the City Program focuses on the development and revitalization of commercial properties and promotes high quality architecture and all designed streetscapes along the arterial roads in Downtown and Le Village, where the majority of the commercial corridors are found. The program gives priority to projects that focus on appealing commercial development and businesses while cultivating popular and living environments in those areas.

The Downtown area between First and Third Street still has a diverse array of businesses. A local developer has restored many sites with existing businesses and new residential apartments above or behind them thanks to the tremendous support of the HOTC program. Many major and minor renovation initiatives within the community are supported by the program. The Co. Lab, Happy Popcorn Co., The Spicey Pearl, and Love and Lee are recent additions to the downtown areas that have been restored.

Key components of HOTC include:

- Property owners are given a loan for interior building upgrades worth up to \$30,000 that covers 50% of the overall cost, which is either forgiven or interest-free.
- A variety of grants could be provided to help with costs such as improvements to a building facade or for new signage; feasibility studies or concept drawings; municipal taxes paid because of improvements made to a building; Official Plan/Zoning Amendments and Building Permits; and dumping nonhazardous waste at the municipal landfill site.

Figure 13 – Heart of the City Policy Area:



Renaissance Housing Rehabilitation Programs (RHRP)

The Renaissance Program was established to support residential landowners in the Le Village district with property renovations. This initiative focuses on aesthetic enhancements as well as the upgrading and renovation of single-family or multi-unit buildings in the community. The program offers \$4,000 for a single-family dwelling and \$10,000 for a multi-unit, in matching funds, that is forgivable after five years. The overall goal of the RHRP is to improve the housing stock and low-income rental units in the Le Village area.

Brownfields CIPs

The revitalization of brownfield sites can prove very costly to the developer, which is why the City has implemented this initiative to ease the burden on individuals who seek to undertake this sort of project. Brownfield sites can be described as abandoned, derelict or underutilized commercial and industrial properties where past actions have resulted in actual or perceived contamination. Cornwall's Brownfield restoration offers several advantages, including increased property value, improved public health and safety, and stimulation of the local economy.

A few of the City's Brownfield CIPs that developers may be eligible for include: the Rehabilitation Tax Increment Grant, in which the City reimburses the developer an annual grant equivalent to all or part of the municipal portion of tax increase resulting from the redevelopment; Environmental Site Assessment, where municipal assistance is provided to specify the extent of contamination on a matching basis of 50% of study costs (up to \$15,000); and Project Feasibility Study assistance, where funds on a matching basis of 50% of study costs (up to \$7,500) are provided toward eligible studies such as traffic impact analysis, concept drawings, and market feasibility.

Past Successful Brownfield Developments Examples	Current and Future Brownfield Developments Examples
<ul style="list-style-type: none"> ➤ The Plaza Cornwall at 1236 Brookdale Avenue ➤ Goldmanco Commercial Centre at 525 Ninth Street East ➤ Smart Centre at 420 Ninth Street West 	<ul style="list-style-type: none"> ➤ The Cotton Mills District Redevelopment in the East End, which is in its second phase of retrofitting and revitalizing the old textile manufacturing mills along the St. Lawrence Seaway ➤ The proposed residential development on the former site of the Si Miller Arena along First Street East

Table 4.2 – Cornwall Commercial Building Permit Summary, 2010-2021

Year	Construction		Additions		Total	
	Number	Value (\$)	Number	Value (\$)	Number	Value (\$)
2010	5	6,749,041	3	31,700	8	6,780,741
2011	8	9,219,999	5	1,442,110	13	10,662,109
2012	4	907,325	4	2,940,500	8	3,847,825
2013	6	5,462,961	1	12,000	7	5,474,961
2014	6	12,955,367	3	145,000	9	13,100,367
2015	2	2,040,000	0	0.00	2	2,040,000
2016	3	1,535,000	0	0.00	3	1,535,000
2017	3	1,323,800	1	1,300,000	4	2,623,800
2018	3	8,800,000	49	2,799,835	52	11,599,835
2019	5	12,748,800	4	920,000	9	13,668,800
2020	3	1,666,000	72	5,316,972	75	6,982,972
2021	3	440,000	3	411,278	6	851,278

Source: City of Cornwall Building and Permits Office, 2010-2021



Public/Private Services & Facilities

Recreation Facilities

The municipality operates a number of parks, pools, splash pads, tennis courts, indoor/outdoor ice rinks, softball diamonds, and soccer fields throughout the City, as well as a skateboard park on Ontario Street. The City also assists in the operation of the Big Ben Ski Centre for both skiing and snowboarding during the winter season.

The Civic Complex ~

The Cornwall Civic Complex opened in 1976 and is the major hub for convention events in the City and hosts large sporting events. The Complex has nearly 50,000 square feet of space and can accommodate a variety of needs, including up to seven separate meeting or catered banquet rooms, a large trade concourse, and an arena or concert hall with seating for up to 6,000 people. Not to mention, it is located in a beautifully landscaped park along the St. Lawrence River.

The Aquatic Centre ~

The Cornwall Aquatic Centre, which is connected to the Civic Complex, provides various levels of swimming programs for people of all ages. It includes a 25-metre six-lane swimming pool, a leisure pool with spray elements, a two-story water slide, and a whirlpool/hot tub. It is also completely barrier-free and accessible and offers a water wheelchair.

Cornwall Curling Centre ~

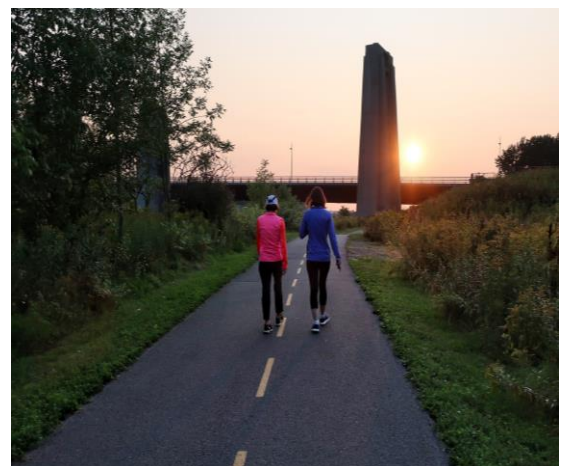
The Cornwall Curling Centre is home to one of Ontario's oldest curling clubs and hosts many Bongspiels. This building is separate from the Cornwall Civic Complex and Aquatic Centre, but offers six sheets of ice, a viewing area, bar, and kitchen. The \$2.2 million structure is located across the parking lot, which is shared with the Civic Complex.

Marina 200 ~

Marina 200 is a municipally operated 150 ship marina that was built in 1984. Boaters can use electrical hook-ups water and pump-out facilities, showers, rest rooms, a Laundromat, and telephones. The Marina is open every day from 7 a.m. to 11 p.m. and is located on the waterfront in downtown Cornwall, next to the Civic Complex.

Bike Path & Parks ~

The City of Cornwall maintains 41 smoke-free public parks, the largest of which are Guidon Park and Lamoureux Park. Splash pads, playgrounds, sports fields, and other attractions are available in such parks. Many parks even provide direct access to the 40-kilometer-long bike path that runs along the St. Lawrence River and throughout the city. The trail is open to the public for walking, biking, and rollerblading, which is yet another excellent way for the city to promote a healthy and active lifestyle.



The Benson Centre ~

The Benson Centre is a state-of-the-art recreation facility situated on 15 acres of land located west of Brookdale Avenue, between Seventh Street West and Second Street West. This facility features three NHL-sized ice rinks, an indoor soccer field with a walking track, and an indoor tennis court. Along with the positive economic impact on Cornwall and surrounding areas, it encourages our citizens to maintain a healthy and active lifestyle. Most importantly, it provides the youth with a “*world of possibilities*” in athletics. More features include a kids’ mini stick rink, 6 multi-purpose/community rooms, a full-service concession, indoor viewing of the rinks and sports field, free onsite parking for 450 vehicles. This facility is fully barrier-free and accessible for every individual.



The St. Lawrence Parks Commission also manages seven regional campsites that extend from Kingston, Ontario to near the Quebec-Ontario border. The Upper Canada Migratory Bird Sanctuary Nature Campsite, located 11 km from Morrisburg along Highway 2, has over 8 km of hiking trails and 5 km of cross-country ski trails, as well as camping and canoeing. Other parks include Ivy Lea Campsite, Riverside-Cedar Campsite, the Long Sault Parkway, Glengarry Park, Brown’s Bay Beach, and Chrysler Beach.



Education Services

The City of Cornwall is served by a wide range of educational facilities and services, including four different school boards:

- **(UCDSB)** Upper Canada District School Board – **English Public**
- **(CDSBEO)** Catholic District School Board of Eastern Ontario – **English Catholic**
- **(CEPEO)** Conseil des écoles publiques de l'Est de l'Ontario – **French Public**
- **(CSDCEO)** Le Conseil de district catholique de l'Est Ontarien – **French Catholic**

Cornwall is also home to the Ontario Hockey Academy (OHA), a private boarding school for secondary students. The combination of education and athletics helps develop student athletes who learn, train, and compete in high-level hockey leagues for both males and females, with the goal of eventually progressing in their athletic careers. Students who attend OHA come from all around the world, including the United States and Europe, bringing more culture and diversity to the community.

Table 5.1 – Different Education Facilities Throughout Cornwall

UCDSB	CDSBEO	CEPEO	CSDCEO
Elementary Education			
<ul style="list-style-type: none"> • Bridgewood • Central Public • Vincent Massey • Eamer's Corners • Viscount Alexander 	<ul style="list-style-type: none"> • St. Peters • Bishop Macdonell • Sacred Heart • St. Anne's 	<ul style="list-style-type: none"> • Rose des Vents 	<ul style="list-style-type: none"> • Marie-Tanguay • Notre-Dame
Secondary Education			
<ul style="list-style-type: none"> • St. Lawrence • Cornwall Collegiate & Vocational School (C.C.V.S.) 	<ul style="list-style-type: none"> • Holy Trinity • St. Josephs • St. Matthew 	<ul style="list-style-type: none"> • L'Héritage 	<ul style="list-style-type: none"> • La Citadelle



Source: CDSBEO (Catholique Francais), CEPEO (Publique Francais), CDSBEO (Catholic English), UCDSB (Public English)

Post-Secondary Education

Cornwall is known for its well-reputed post-secondary institution, St. Lawrence College, which offers a variety of courses in applied arts and technology, as well as a partnership with Laurentian University to offer a four-year Bachelor of Science degree in Nursing. The College offers over 100 full and part-time programs in Applied Arts, Business, Health Sciences, Human Studies, Technology, and Trades. Many of the part-time and special purpose courses offer flexible class times and schedules, giving students the option to attend classes in the evenings or on weekends. In 2021, there was over 1100 full time students attending the institution. Moreover, pre-university students are able to use credits earned at St. Lawrence College and put them towards their university degree. There are two additional campus locations in Kingston and Brockville, however Cornwall is distinctive due to its waterfront location directly along the St. Lawrence River.

Planning Your Stay...

There are many locations in Cornwall where visitors can enjoy a comfortable and affordable trip throughout the City. The City can guarantee that you will be satisfied with its selection of hotels, motels, and Air BnBs which are situated directly on the St. Lawrence River. Provided below is a list of a variety of hotels:

Table 5.2 – Hotels in Cornwall

Name	Location
Ramada by Wyndham	805 Brookdale Avenue, Cornwall
Super 8 by Wyndham	2694 Brookdale Avenue, Cornwall
Best Western Parkway Inn & Conference Centre	1515 Vincent Massey Drive, Cornwall
Comfort Inn	1625 Vincent Massey Drive, Cornwall
Hampton Inn by Hilton	1757 Vincent Massey Drive, Cornwall
Nites Inn Motel	2120 Vincent Massey Drive, Cornwall
Elect Inn 5	1 123 Brookdale Avenue, Cornwall
Century Motel	1209 Brookdale Ave., Cornwall
Auberge Chelsey's Inn	40 First St W, Cornwall



DEV Hotel and Conference Centre

The 630,000 square foot infrastructure, formally known as the *NAV Centre*, has been purchased by Devcore Group and is now known as the *DEV Hotel and Conference Centre*. The property is situated on 75 acres of land directly on the St. Lawrence River, making the waterfront easily accessible to guests. The hotel has many features that make it ideal for hosting conferences, sports, meetings, events, and government training, as well as providing a place for evacuees to stay. Within the building, there are 70,000 square feet of meeting rooms; a fully equipped gym; a double gymnasium; and an Olympic-sized pool with a sauna. There are also outdoor sports courts, a spa, multiple restaurants, and over 500 guest rooms. In addition, NAV CANADA will also be continuing their Canadian Forces School of Aerospace Control Operations (CFSACO)



within the facility.

Athletic Associations

The City of Cornwall promotes and encourages the community to live a healthy lifestyle, especially among the youth, through a wide variety of sporting opportunities. As a result, participants gain life skills such as discipline, responsibility, and motivation. The list below provides examples of sporting associations in the City:

- *Cornwall Adult Hockey Academy for Beginners*
- *Cornwall and United Counties Basketball Association*
- *Cornwall BMX Club*
- *Cornwall City Soccer*
- *Cornwall District Minor Baseball*
- *Cornwall Girls Hockey Association*
- *Cornwall Minor Football Association*
- *Cornwall Minor Hockey Association*
- *Cornwall Minor Lacrosse Association*
- *Cornwall Multisport Club*
- *Cornwall Optimist Minor Ball Hockey*
- *Cornwall Pickleball*
- *Cornwall Sea Lions*
- *Cornwall Vikings Volleyball Club*
- *Cornwall Women's Ball Hockey League*
- *Elite Development Cornwall*
- *Ontario Hockey Academy*
- *Seaway Valley Soccer Club*
- *Skate Seaway (Figure Skating)*

Police and Fire Protection

The Cornwall Police Service has served the citizens of Cornwall since 1784 and is comprised of 93 officers, 39 civilians, 10 special constables and 18 part-time staff members. The Cornwall Police maintain two stations: the main station at 340 Pitt Street, downtown, and a satellite station at 330 Montreal Road in the East End.

The City's Fire Service has a force of 65 personnel, which includes one Fire Chief, two Deputy Fire Chiefs, 56 firefighters in fire suppression, three fire prevention officers, one training officer, one master mechanic, and an office administrator. These members respond from two fire stations, one located downtown and the other in the City's east end. Most of the City's urbanized area are within three minutes of one of the fire stations.



Cornwall SDG Paramedic Service

Cornwall, Stormont, Dundas, and Glengarry's Emergency Medical Services provide 24-hour, 365-day emergency coverage to the over 111,000 residents and visitors to our service area. Dispatched from the Ottawa Central Ambulance Communication Centre, Cornwall's regional fleet responds to more than 14,000 requests for emergency service and non-emergency inter-facility transfers annually. The City of Cornwall maintains seven ambulance stations throughout the United Counties of Stormont, Dundas and Glengarry, and employs over 100 paramedics, and six administrative staff.



Electric Power Services

Fortis Cornwall Electric (Cornwall Street Railway, Light and Power Company Limited) maintains a regional infrastructure that delivers electricity to homes, schools, businesses and other facilities in the City of Cornwall, South Stormont, South Glengarry and the Ontario portion of the Mohawk Territory of Akwesasne. This includes maintaining the poles, wires, and underground cables, responding to emergencies, tracking energy usage, and providing customer billing. Hydro One supplies service outside the Cornwall Electric service area and to one special large user within the City. Electricity rates in Cornwall are amongst the lowest in Ontario, thanks to a deal brokered with Hydro Quebec by Cornwall Electric.

Table 5.3 – Monthly Electrical Charges, Urban Domestic Service (Private Residences, Individual and Multiple Apartments), 2022

Energy Charge (kWh)	Cost
Minimum Monthly Charge	\$10.48
First 250 kWh	\$0.1710/kWh
Balance over 250 kWh	\$0.1347/kWh

Source: Cornwall Electric, July 1, 2022 – June 30, 2023

Table 5.4 – Monthly Electrical Charges, Urban General Service (Commercial, Institutions, Manufacturing and Processing Plants), 2022

Energy Charge (kWh)	Cost
First 50 kW	No charge
First 250 kWh	\$0.1832/kWh
Balance	\$0.1037/kWh

Source: Cornwall Electric, July 1, 2022 – June 30, 2023

Natural Gas

Cornwall's natural gas is supplied through the Trans-Canada Pipeline from Western Canada and is distributed throughout the City by Union Gas Inc. and Enbridge Gas Distribution Inc.

***Note:** For further detailed information please visit the union gas website.

Communication Facilities and Services

The City of Cornwall is served by a modern and robust digital communications network. This includes a wide range of high-speed internet connection options from a variety of service providers, such as a 10 Gigabyte (GB) Point of Presence (otherwise known as PoP) that has been installed in Cornwall by EORN. In addition, approximately 60 kilometres of core fibre have been placed through the Cornwall and S.D. & G. areas, making last-mile fibre builds possible while reducing costs and cycle time for customers looking for fibre-based services.

Canada Post maintains daily postal services Monday through Friday and provides a wide range of specialized services to both the City and the local region. Cornwall is also well served by various newspaper publications. The *Standard-Freeholder* is published 6 days a week (excluding Sunday), with a daily circulation of approximately 7,700 and with a complimentary circulation of 22,000, which is issued every Thursday within Cornwall and S. D. & G. Cornwall *Seaway News* is a free weekly newspaper with a circulation of 38,000. *The Seeker* is a locally owned and operated newspaper delivering a “weekly dose of positive news” with a circulation of approximately 7,500 physical and 1,500 digital issues in Cornwall. As well as There are four FM radio stations (Boom 101.9, Fresh 104.5, CHOD 92.1, and CKON 97.3) that broadcast locally. Cable service is available from Bell and Cogeco, which also provides local television programming on Cable 11.

Water and Sewer Services

Cornwall draws its water from the St. Lawrence River through an intake at the West end of the City. The Water Purification Plant uses conventional filtration, Ultra-Violet (UV) disinfection, sodium hypochlorite disinfection, advanced oxidation with hydrogen peroxide, and chlorination as treatment processes, with pre-chlorination for zebra mussel control. In 2021, 11.1 billion litres were distributed to Cornwall and outside communities such as St. Andrews and Rosedale Terrace, are by underground connections, as well as Holy Trinity Catholic School, which is located within the Township of South Glengarry. The Elevated Storage Tank, located on Tollgate Road, and the Boundary Road Reservoir have a combined storage capacity of 13,645,000 litres of treated water. The water plant has a daily maximum pumping capacity of 100,000 m³, however the average daily output is slightly over 30 percent of that.

Cornwall’s drinking water system has earned a perfect 100 percent from the Ministry of Environment, Conservation and Parks for the past 12 consecutive years.





Transportation Data

Highways and Roads

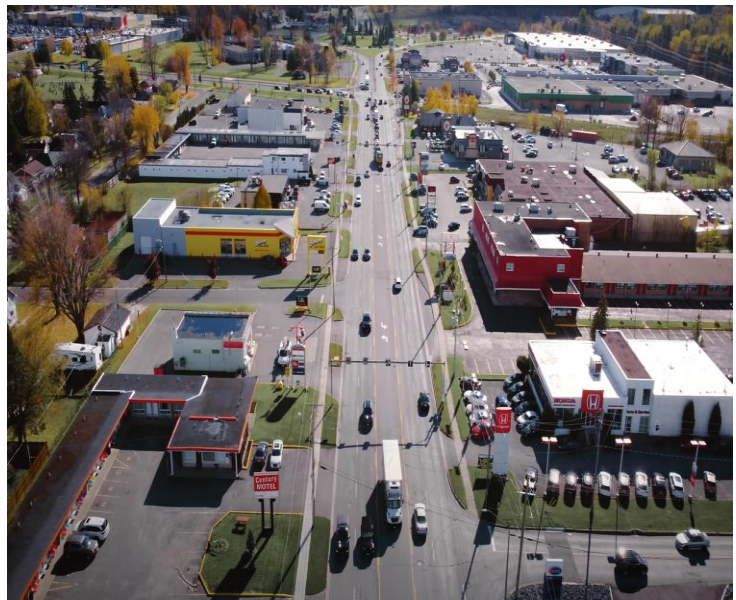
Cornwall is ideally situated along Canada's major east-west highway, the Macdonald-Cartier Freeway (Highway 401), which provides direct routes to Montreal and Quebec City to the east, and Kingston, Toronto, and Windsor to the west. Cornwall is connected to Ottawa via Highway 138 and Highway 417. Furthermore, the new Cornwall Bridge continues to make the City an excellent point of entry to the United States and thus makes access to American markets easier by means of the U.S. interstate highway system. The new and wide Brookdale Avenue also accommodates a higher flow of traffic from the United States and Canada, making the transition easier for commercial and recreational vehicles.

Table 6.1 – Distance from Cornwall to Major City's

Cornwall to: (Distances in km)			
Ottawa	104	Charlottetown	1,264
Montreal	116	Halifax	1,359
Quebec City	371	Winnipeg	1,762
Toronto	438	Saint John's	2,717
Boston	516	Regina	2,297
New York City	618	Edmonton	2,924
Saint John	1,032	Calgary	2,961
Chicago	1,263	Vancouver	3,629

Source: Google Maps, 2022

The City of Cornwall's current arterial road network was present on a smaller scale dating back to the historical square mile; they continue to be the primary means of connectivity to major Highways, surrounding communities and the United States of America. The City of Cornwall's original geographic boundaries (prior to the current City limits) extended from Marlborough Street to Cumberland Street (east to west) and from Sydney Street to Water Street (north to south). The current established grid pattern system consists of several one-way streets, primarily in the downtown area, which were initially introduced to improve the movement of traffic flow through and around the Downtown core.



Active Transportation

The City of Cornwall takes pride in being able to offer viable and functional alternatives to automobile use in an attempt to promote a more sustainable and healthy community. Cornwall has provided a total of 75 kilometres of bike lanes and recreational paths that reach all throughout the city. The City intends to increase the amount of bicycle and active transportation infrastructure in the future in order to improve the feasibility and accessibility of these facilities, thus influencing a more environmentally conscious population.



Air Services

Air cargo and passenger services are available all year round at the Cornwall Regional Airport, located 13 kilometres northeast of Cornwall in Summerstown. This facility currently maintains a 3,510 by 100-foot paved runway and apron area with an approved GPS approach and it is licensed for day and night VFR Unicom operations seven days a week and offers both repair and maintenance services. The Cornwall Regional Airport also offers commercial pilot training for those looking to pursue a career in aviation, as well as private and recreational flight training. The airport also has a commercial hangar for lease, as well as over 15 private hangars. Twenty-four-hour fuel service is also available through a card system, dispensing AV gas and jet fuel.

Larger commercial air services are available at the international airports in nearby Montreal (Pierre Elliot Trudeau [P.E.T.] International Airport) and Ottawa (MacDonald-Cartier International Airport), which are both located approximately one hour from Cornwall.

Rail Service

Four daily trains connect Cornwall to Toronto and other communities west along Highway 401, as well as four trains connecting Cornwall to Montreal. The Via Rail station is located at 1650 Station Road, just east of Pitt Street, and is easily accessible by taxi, public transportation, or bicycle. There is also free Wi-Fi and restrooms within the station.

Bus Line Services

The new 417 Bus Line (Route 515) provides a weekly commuter service between Cornwall and Ottawa, with multiple boarding locations throughout the City. 417 Bus Lines Ltd offers a variety of packages to best suit the needs of its customers. For more information, contact **613-764-2192**.

Two inter-city bus lines provide Cornwall residents with access to other neighbouring cities in Ontario and Quebec. Greyhound provides regular service to Ottawa, where connections are available to other major cities. Meanwhile, Coach Canada and its partner service Megabus provide regular service to Kirkland and Montreal to the east of Cornwall and Brockville, Kingston, Whitby, Scarborough and Toronto to the west. The Coach Canada/Megabus terminal is located at the Irving Service Centre on Brookdale Avenue, north of Highway 401.

Greyhound

MacEwen Petroleum Inc.
5757 St. Andrews Road (Highway 138)
1-800-661-8747
www.greyhound.ca

Megabus

Irving Service Centre
3250 Brookdale Avenue
1-866-488-4452
www.ca.megabus.com

Table 6.2 – Bus Travel Time from Cornwall to Various Locations

Destination	Travel Time
Montreal	1 hr. 45 min.
Brockville	1 hr.
Kingston	1 hr. 50 min.
Toronto	4 hrs. 50 min.
Kirkland	1 hr. 5 min.
Whitby	4 hrs. 20 min.

Source: Mega Bus Canada, 2022



Local Transportation Services

The public transportation system in Cornwall runs seven fixed routes around the City from 6:00 am to 10:45 pm, Monday through Saturday. Four routes serve Cornwall's Business Park and operate from early in the morning until late at night. Cornwall Transit offers several types of services, including conventional routes, specialized (Handi-Transit) service, industry specials and charters. All conventional buses are low-floor fully accessible buses that can accommodate up to two wheelchair passengers, and each has their own passenger-friendly bicycle racks that can hold two bikes at a time.

Cornwall Transit offers many promotions throughout the year geared towards young children, college students, and seniors. For example, the partnership between Cornwall Transit and the Cornwall Library's summer Read to Ride program allows children 13 years old and younger to ride free all summer long with a Cornwall Library Card showing a Cornwall Transit coloured logo sticker. St. Lawrence College students are also eligible for an annual pass as well as a semester pass for half of the cost.

Table 6.3 – Cornwall's Public Transit System Cash Fares and Monthly Pass Prices

Age Category	Cash Fares (\$)	Monthly Pass (\$)
Adult	\$3.00	\$66.00
Senior	\$3.00	\$47.00
Student	\$3.00	\$54.00
5 Years or Younger	FREE	

Source: The City of Cornwall Website, 2022

Cornwall Taxi Services

- **Choice Taxis Of Cornwall –**
(613)-938-8899
- **Tip Top Taxi –**
(613)-932-2727
- **Veteran's Blue Line –**
(613)-932-7311



Harbour and Shipping Facilities

The recently divested Federal dock/harbour area facilities will be maintained in Cornwall for shipping and receiving bulk materials and manufactured goods for at least the next two years under the newly formed partnership between the City of Cornwall and the Mohawk Council of Akwesasne (MCA). Inland and seaward shipping along the St. Lawrence Seaway System is presently available for approximately nine months of the year. Cornwall also backs up the port of Montreal, located 115 km downriver.

Cornwall's strategic location on the St. Lawrence Seaway system makes it ideally situated for the transportation of industrial goods. The entrance to the Great Lakes is within 200 kilometres of Cornwall, making access to American and western Ontario markets feasible. International shipping is also possible since the St. Lawrence River enters the Atlantic Ocean. Cornwall's harbour specifications are listed in the table below.

Table 6.4 – Cornwall Harbour Specifications

Specifications	Size (meters)
Wharf Length	175m
Wharf Width	9.5m
Depth	8.23m
Maximum Vessel Size (Approx.)	225m
Turning Area	300m
Shortage Area (Valley Terminals)	4,185m ²

(Source: City of Cornwall Community Profile, 2019)

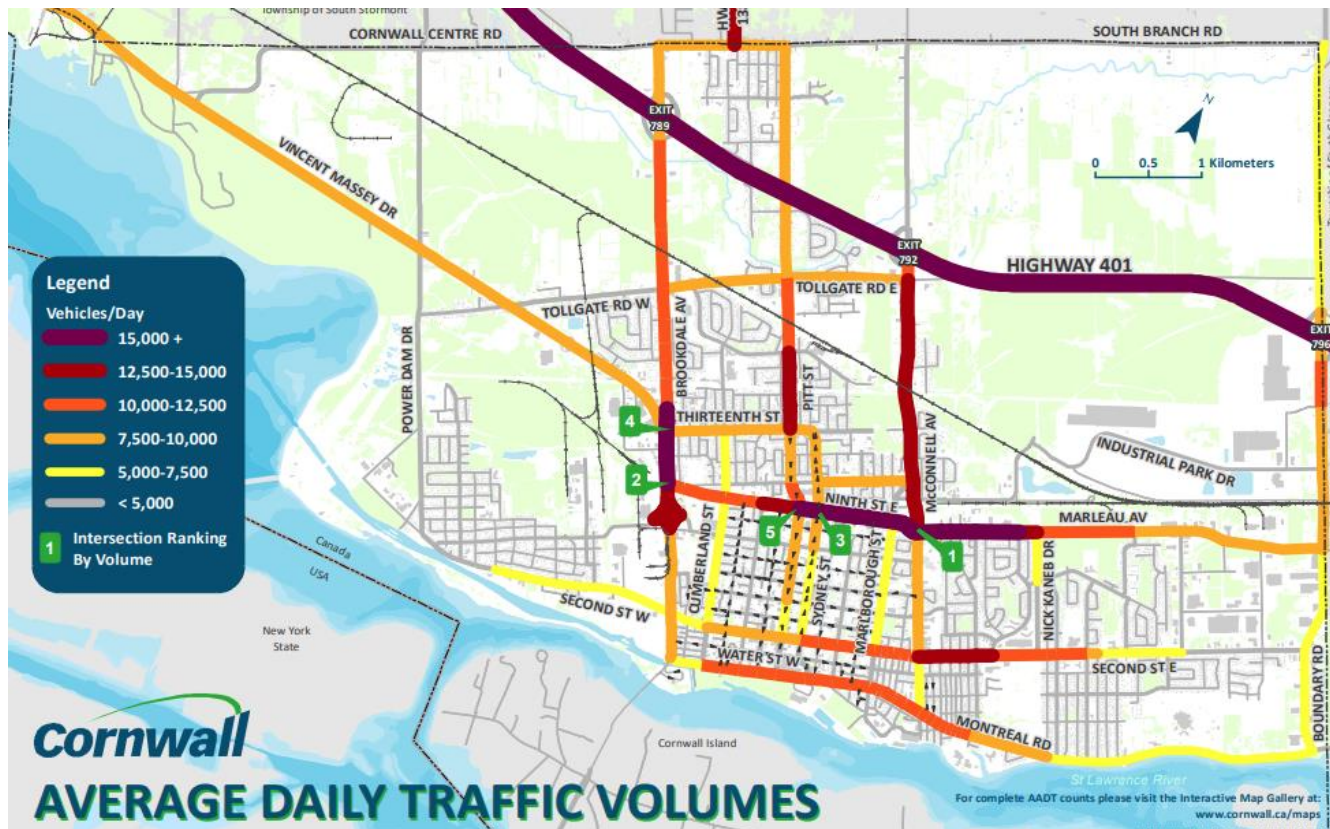


Table 6.5 – Main Transportation Modes of Commuting to Work in Cornwall, 2016

Mode of Commuting	Total Amount Commuting
Car, Truck, Van – as a Driver	13,330
Car, Truck, Van – as a Passenger	1,715
Public Transit	735
Walked	1,305
Bicycle	170
Other Method	135

Source: Statistics Canada, 2016 Census

Figure 14 – Average Traffic Volumes, 2019





Industrial Data

Industrial Sectors

Cornwall's industrial economy is dominated by three sectors: Manufacturing, Logistics and Food Processing. Most of these sectors are found in the Business Park, located at the east end of Cornwall. There are numerous job opportunities within the Business Park and the other industrial sectors, as well as numerous future jobs that will arise as a result of its expansion in the coming years.

Manufacturing remains a strong and growing sector in Cornwall; according to the 2016 Census Data, nearly 10% of the Cornwall workforce was employed in the sector, more per capita than Ontario as a whole. There are a wide variety of manufacturing operations within Cornwall, predominantly in the Business Park; the following represent the largest employers in the sector rated by workforce.

- Morbern (Fabrics)
- Ridgewood [Furniture]
- SigmaPoint [Electronics]
- Laminacorr (Plastics)
- MPIQC (Electronics)
- BASF [Chemicals]
- AXALTA [Paint]



Logistics [supply chain management] is one of the fastest growing sectors in Cornwall, which is recognized as one of the major supply chain hubs in Canada. There are a wide variety of companies operating logistics and transportation operations in Cornwall, which are mostly found in the Park. The following represent the largest employers in the sector as rated by workforce.

- Walmart Logistics (Distribution Centre)
- Shoppers Drug Mart / Loblaw [Distribution Centre]
- Benson Group (Distribution Centre)
- Minimax Express (Transportation)
- Seaway Express [Transportation]



Food processing is also among the fastest growing sectors in Cornwall, due to Cornwall's strategic position between 3 of Canada's largest urban centres, Montreal, Toronto, and Ottawa. The following represent the largest employers in the sector as rated by workforce.

- Olymel (Bacon)
- Leclerc [Breakfast Bars]
- Lallemand (Yeast)
- Fieldless Farms (Greens)
- Rurban Brewing (Craft Brewer)
- Fairy Sweet (Baked Goods)
- Mi Cocina (Salsa)



More detail on the above and other major employers can be found in the *Cornwall Business Directory*, as well as the *Logistics Brochure*, two of the many useful documents available for download from the Resources page on the **ChooseCornwall.ca** website.

Cornwall Business Park

Cornwall Business Park is located at the city's eastern edge of the city, right next to Highway 401. The Business Park spans over 1600 acres and is home to some of Canada's largest distribution centres, award-winning manufacturers, and transportation companies. Nevertheless, the Business Park is still expanding and attracting new businesses, with approximately 400 acres immediately available.

The Park is zoned to include a wide variety of manufacturing and commercial uses. It is now home to over 75 companies, including regional distribution hubs for Walmart, Shoppers Drug Mart, and Loblaw, as well as the head office and distribution centre for the Benson Group. The Business Park also includes a food processing sector with state-of-the-art facilities.

A complete list of manufacturers, food processors, and supply chain companies can be found on the Cornwall website at, **www.Choosecornwall.ca**.

Detailed Map and Brochure

Detailed maps of available land, along with a brochure of the Cornwall Business Park are available to download from the Choosecornwall.ca website. A video of the Business Park can also be found on the site, with more information.

Interested investors can contact Cornwall Economic Development directly at **(613)-933-0074**.



Available Land

Fully serviced land in the Business Park is currently on sale at \$100,000 per acre, making it some of the most affordable land in Ontario. When you add in the fact that Cornwall has very modest development charges, the cost of developing a facility in the Business Park is truly a great incentive to build. The Park is zoned to include a wide range of manufacturing and commercial uses.

Available Services

Services provided on land in the Business Park include a highly developed infrastructure of paved roads, sanitary sewers, piped water, electrical power, natural gas, high-speed telecommunication access, and city transit.

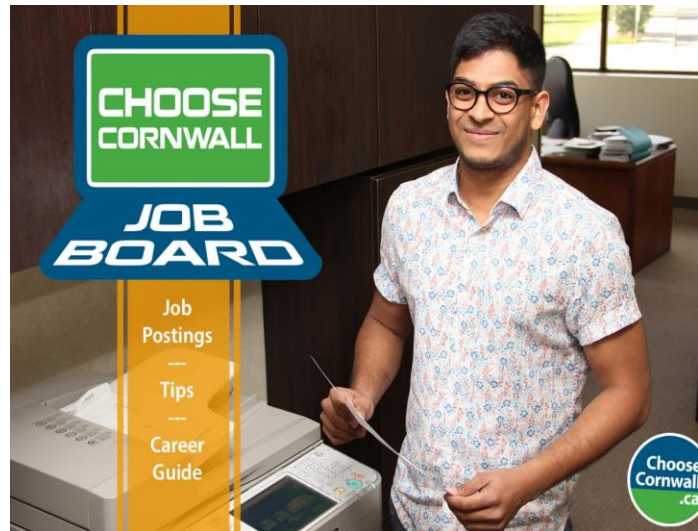
Transportation

Access to Highway 401, linking Cornwall, Montreal, and Toronto, is immediate via the Boundary Road interchange. Access to the USA is 4.8 kilometres away via the Seaway International Bridge, and Cornwall's deep-sea Harbour is 3.2 kilometres away. CN Rail's mainline also bisects the park and a Team Track facility is also available. International airports in Ottawa and Montreal are only a 60-minute drive away, while Cornwall Regional Airport in Summerstown, Ontario is an easy 10-minute drive.

Employment Activity

Firms located in the Cornwall Business Park account for the majority of new employment opportunities in the City of Cornwall. Current job postings can be viewed on the **ChooseCornwall.ca** job board, which has emerged as the most popular job board in the region.

Job seekers can also download a Career Guide, as well as receive tips on how to find a job.



Building Activity

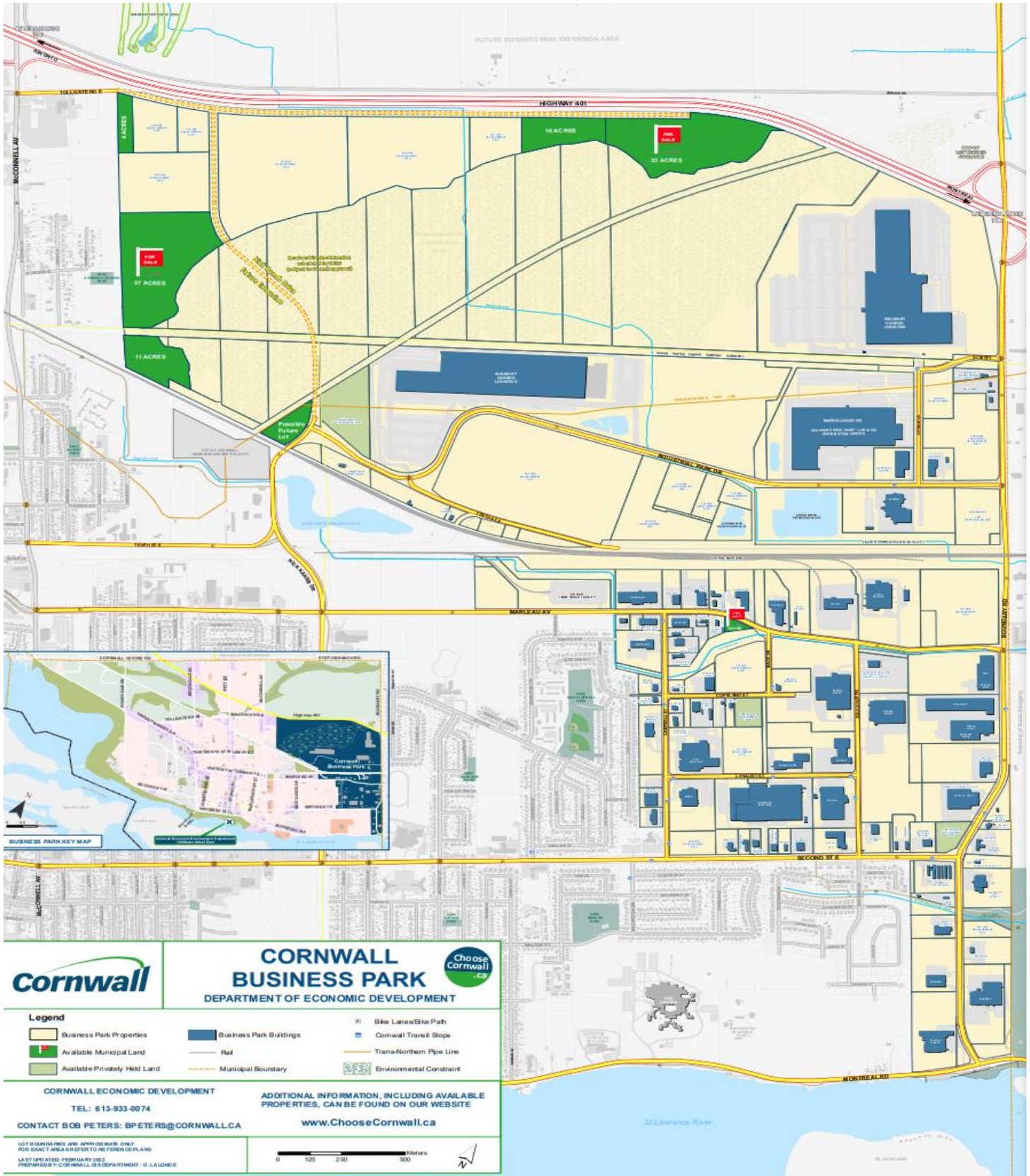
Table 7.1 – Cornwall Industrial Building Permit Summary, 2016-2021

Year	New Construction		Additions		Total	
	Number	Cost (\$)	Number	Value (\$)	Number	Cost (\$)
2016	2	1,900,000	1	29,500,000	2	31,400,000
2017	--	--	3	1,537,974	3	1,537,974
2018	1	276,000	17	4,905,532	18	5,181,532
2019	3	7,571,000	3	40,398,165	6	47,969,165
2020	2	865,000	1	125,000	3	990,000
2021	5	1,735,000	3	2,088,000	8	3,823,000

Source: City of Cornwall Building and Permits Division, 2021

****NOTE: Totals do NOT include repairs or demolitions.**

Figure 15 –
Cornwall Business Park. 2020



Industry in Cornwall: Looking Ahead

Several years of consistent positive growth have created optimism that Cornwall's Industrial sector will continue to grow. Logistics and food processing are two sectors that are expected to grow within both Ontario and Canada, and Cornwall's manufacturing sector has shown considerable resilience.

Each year, Cornwall Economic Development compiles a report of major investments, achievements and other positive events that have taken place over the past year. The *2021 Year in Review*, which is available for download on www.Choosecornwall.ca, summarized major private and public sector developments that have occurred within the City over the past 12 months.



The *2021 Year in Review* states that many of the companies within the Business Park and throughout the City have undergone expansions that have created more jobs for the community, as well as purchased land to create more in the coming years. The number of local small businesses has increased, which benefits the City. In order to boost the population, residential construction has also been consistent, adding more homes and apartment buildings. The construction of hotels will also help to attract more tourists, as will the amazing additions made by Cornwall Tourism, who have capitalized on the City's beautiful waterfront.

Cornwall's Economic Development

Cornwall Economic Development's primary goal is to support and grow the local economy, including industrial, commercial, small business, tourism, and residential development. Economic Development staff are the initial and direct point of contact for investors and developers looking to start a project in Cornwall and can assist clients in all phases of the site selection process'. Local firms can take advantage of the Department's resources and expertise to source the information and contacts necessary to succeed in today's competitive global economy.

For further information on the excellent prospects for doing business in Cornwall, contact the Economic Development Department at (613)-933-0074 or via www.ChooseCornwall.ca.

