



Cornwall

ONTARIO CANADA

"A City with a World of Possibilities"

Data Book 2020

INDEX

Introduction	Pages 1-5
Chapter 1: Population Data	Pages 6-13
Chapter 2: Residential Data	Pages 14-23
Chapter 3: Labour Market	Pages 24-28
Chapter 4: Commercial Data	Pages 29-36
Chapter 5: Public Services and Facilities	Pages 37-44
Chapter 6: Transportation Facilities	Pages 45-53
Chapter 7: Industrial Data	Pages 54-60
By Table	
Tables 1.1 a)-g): Community Population from 1996-2016 by Age Group	Pages 10-12
Table 2.1: New Residential Activity 2019	Page 15
Table 2.2 a): Average Vacancy Rates in Apartment Structures, 2014-2019	Page 15
Table 2.2 b): Average Vacancy Rates in Cornwall for Various Size Apartments 2019	Page 15
Table 2.3: Average Market Rents, 2014-Fall 2019	Page 16
Table 2.4: Fall 2019 Average Market Rent for 2 Bedroom Apartment: A City Comparison	Page 16
Tables 2.5 a)-f): New Residential Constructions by Community, 2014-2019	Pages 17-18
Table 2.6: Number of Apartments and Condominiums, 2020	Pages 19-20
Table 2.7- 2.8: Social Housing Providers in Cornwall and S. D. & G., 2019	Pages 20-21
Table 2.9: Affordable Housing	Page 22
Table 2.10: Tax Impact on Assessed Value of a Single Family Dwelling - 2014-2019	Page 22
Table 2.11: Total Tax Rate, 2020	Page 23
Table 2.12: Total Tax Rate for Single Family Dwelling with Market Value of \$100,000	Page 23
Table 3.1: Distribution of Employment by Occupation – 2016	Page 25-26
Table 3.2: Distribution of Employment by Industry – 2016	Page 26
Table 3.3: Median Income Levels – 2016	Page 28
Table 4.1: Commercial Building Permit Summary – 2009-2019	Page 35
Table 4.2: Competitive Retail Floor Space – 2019	Page 36
Table 5.1: Monthly Electrical Charges, Urban Domestic Service – 2019	Page 38
Table 5.2: Monthly Electrical Charges, Urban General Service – 2019	Page 39
Table 5.3: Cornwall Schools by Residential Community – 2019	Pages 41
Table 5.4: Planning, Parks, and Recreation Facilities – 2019	Page 44
Table 6.1: Distances from Cornwall to Major Centres	Page 46
Table 6.2: Bus Travel Times from Cornwall To Various Locations	Page 49
Table 6.3: Cornwall Harbour Specifications	Page 50
Table 6.4: Traffic Counts: Average Daily Totals 2019	Page 51-52
Table 7.1: Industrial Building Permit Summary – 2009-2019	Page 58

By Figure

Figure 1: City of Cornwall, Regional Setting	Page 3
Figure 2: Total Population Change 1996 - 2016	Page 7
Figure 3: Total Population Breakdown (1996-2036)	Page 8
Figure 4: Cornwall's Five Residential Communities	Page 9
Figure 5: Population Distribution by Residential Community - 2016	Page 10
Figure 6: Population by Mother Tongue	Page 13
Figure 7: Knowledge of Official language	Page 13
Figure 8: Occupied Private Dwellings	Page 19
Figure 9: Total Labour Force 2016	Page 25
Figure 10 & 11: Level of Education 2016	Page 27
Figure 12: Place of work Status	Page 27
Figure 13: Cornwall's Commercial Zones and Shopping Centers	Page 31
Figure 14: Heart of the City Policy Area	Page 34
Figure 15: Recreational Trails and Bike Lanes	Page 48
Figure 16: 2019 Traffic Counts Ranked by Volume	Page 53
Figure 17: Cornwall Business Park - 2020	Page 60



(Source: City of Cornwall, 2017/19)



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>.

NOTE: MOST RECENTLY UPDATED IN SUMMER 2020
(INFORMATION BASED ON AVAILABLE DATA)

City Background

The City of Cornwall is situated on the North shore of the St. Lawrence River and has a population of 46,589 inhabitants. Located along the Windsor-Québec City corridor, this Eastern Ontario community is 100 kilometres Southeast of Ottawa, 170 kilometres east of Kingston, and 115 kilometres west of Montreal (see Figure 1). Cornwall is served by an excellent transportation network which includes Highway 401, the CN mainline, and the St. Lawrence River, as well as direct access to the United States via the Seaway International Bridge. Cornwall's business community has significantly diversified over the past 20 years; once heavily dominated by manufacturing industries, the City's economy began to broaden in the mid 1980's as more service oriented operations began to locate themselves in Cornwall. Today, Cornwall's business community is a mixture of logistics and distribution operations, service companies, call centres and manufacturers, with employment equally spread between these sectors.

Cornwall is located in Stormont County of S.D. &G. which has an immediate regional population of approximately 113,429 people. Cornwall, with a population of 46,589, is a separated City from the United Counties of Stormont, Dundas, and Glengarry; however, when taken together they form a larger regional area with a population of 160,018 people. 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.

Cornwall experienced rapid growth between 1871 and 1891 when the town more than doubled in size. A second period of rapid growth occurred between 1921 and 1931 when the population increased by 50 percent. Two of Cornwall's major industries were established during these periods of growth; The Toronto Paper Manufacturing Company (Domtar Fine Paper), incorporated in 1883 and closed in 2006, and Courtaulds Canada Inc., built in 1924, which closed in the early 1990's. In the latter part of the 20th century, the City developed industrial parks and the economic base of the community diversified. The City of Cornwall annexed a substantial portion of land from the Cornwall Township in 1957, which increased its population from 18,000 to 41,000 inhabitants and enlarged its land area from 5.2 square kilometres (2 square miles) to 80.3 square kilometres (31 square miles). The official size of Cornwall sits at approximately 61.5 square kilometres, as per the most recent Statistics Canada report.

Over the past twenty years, Cornwall's downtown area has strengthened its role as one of the foundations for the city in terms of business, culture, and leisure. Facilities such as the Cornwall Civic Complex/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 few of the many amenities located here. The Benson Centre, although not directly located in the defined downtown area, is another contributor to the healthy evolution

and prosperity of the city, as it provides the community with three NHL-sized rinks, an indoor soccer facility, tennis courts, as well as conference/board rooms that can be rented out. The Benson Centre is also a shining example for other projects in the City as it has been developed on a former Brownfield site, which previously housed a wood room facility for Domtar Paper and had been underutilized since the departure of the mill.

Figure 1 – City of Cornwall, Regional Context



(Source: ChooseCornwall.ca)

In a broader context, the NAV CENTRE, St. Lawrence College – Cornwall campus, and the River Institute, together with Guindon Park, a 470 acre park located at the west end of the City's waterfront, have also contributed to the community's overall prosperity. The City has developed into a hub for logistics operations, with distribution centre activity also translating into growth in support sectors such as transportation. Interest in the Cornwall Business Park continues to strengthen as companies take advantage of the low cost of land and strategic location beside Highway 401.

Although there are some quadrants within the City limits that are considered “rural”, vacant, or undeveloped, much of Cornwall is urbanized. The development pattern in Cornwall resembles an inverted “T”, which can be attributed to initial urbanization spanning East/West along the St. Lawrence River and the old CN mainline, followed by development along Pitt Street, spanning north/south, as the City began to grow. Cornwall's Central Business District is enclosed by Fifth Street West on its north side, Water Street on its south side, and Amelia and Augustus Streets to the east and west sides, respectively. The City also maintains a growing Business Park in its east end comprised of industrial land uses and reasonably priced acreage, offering companies a

competitive advantage when deciding on a host city/region, or simply where to expand. Much of the residential development is characterized by low density housing (single family, duplex, triplex types); however, Cornwall has begun to experience some considerable densification over the past decade with the introduction of new condo and apartment developments that have the potential to inspire future developments of the same accord.

The East End community contains an extensive part of Cornwall's population and is home to the largest 0-14 demographic group. This area has experienced new commercial stores and redevelopment of existing commercial corridors, as well as a new institutional development. Bridgewood Public School, which combined the former Gladstone and East Front public schools, holds an administrative loading number of 496 students from Junior Kindergarten to 6th grade. The new institution opened its doors in September of 2016 for the school year and has welcomed new student bodies from different communities. The facility is located at the corner of Nick Kaneb Drive and Marleau Avenue, an ideal location for children to walk, bike and even carpool, which helps to promote healthy lifestyle choices and a decrease in automobile traffic.

Cornwall is a well located, modern and diverse community offering a combination of urban and rural development, while promoting a uniquely multi-cultural and high-quality lifestyle. Cornwall is also looking forward to a strong future as one of Canada's most environmentally friendly and energy efficient cities. Cornwall District Heating, a division of Fortis Ontario, configures a co-generation plant which efficiently produces locally generated electricity as well as hot water for a district heating system. This heating system serves several public buildings throughout the City and has contributed to a decrease in fossil-fuel consumption and a decrease in dependency on outside energy suppliers. It should also be noted that for the 12th straight year, the City of Cornwall's drinking water system has scored a perfect inspection rating from the Ministry. In addition, the RCMP Detachment at the corner of McConnell Avenue and Tollgate Road East near Highway 401 interchange is a project that coincides with Cornwall's desire to promote environmentally friendly developments with their adherence to LEED standards.

The City of Cornwall continues to promote the Community Renewal and Intensification Initiative through the Cities Community Improvement Program (CIP). These programs provide a series of financially based incentives which encourages private sector businesses and landowners to renew, redevelop, revitalize, and intensify commercial and mixed-residential buildings in the urban core areas of the City.

The City also continues to administer the "Renaissance Housing Rehabilitation Program" (RHRP) which focuses attention on grass-roots revitalization initiative, centered in Le Village and its abutting residential community. RHRP encompasses a set of comprehensive socio-economic visions to ensure the community's vitality in the future. The City of Cornwall also has the Brownfield Strategy and Action Plan paired with financial incentive programs. These programs provide financially based incentives which encourage developers to environmentally clean-up and redevelop Brownfield properties and buildings in the municipality. The Cotton Mill Lofts are an excellent example of a Brownfield project which aims to convert these old red brick buildings into première residences in the historic Harbour/Cotton Mills Complex District and Le Village area of Cornwall. The Guindon-Esso property on Pitt and 13th Street is another example of a private landowner rehabilitation of a former gas station, which is now a car/dog wash centre.

Every year, the Seaway International border crossing accommodates approximately 70,000 commercial users and well over 2 million passenger vehicles. In order to better accommodate interchanges between the U.S.-Canadian Border, a new low-level international bridge was completed in 2014, which replaced and decommissioned the taller Seaway International Bridge that originally accommodated a shipping underpass for water traffic. New public bike and pedestrian trails were also created in conjunction with the construction of the new Cornwall Bridge so as to introduce new public open space while enhancing the existing St. Lawrence waterfront experience.

The Canadian population is aging, virtually every municipality and the province is experiencing growth in numbers and the proportions of older cohort in their communities. For instance, Cornwall's current population median age of 46.6 years has surpassed the 2030 projection of 42.2 years for Ontario - meaning that Cornwall is home to one of the largest senior groups. Given the opportunities, Cornwall's geographic location makes it an ideal retirement community for seniors to establish and maintain an active and healthy lifestyle.

Cornwall's waterfront is accessible to both cyclists and pedestrians and offers free live bands during the summer through the Arts in the Park program. Cornwall also offers community programs such as Senior Clubs and Sports Clubs which are in both Downtown and East End communities close to amenities and are easily accessible by public transportation. They provide learning opportunities to develop leadership and social skills while promoting advocacy and trusted information. Current information on a wide variety of programs and services can be found on the City of Cornwall website www.cornwall.ca.

**Note: For further information on live bands and sports clubs, please visit the Recreation program under the City of Cornwall website.*

Chapter 1: Population Data

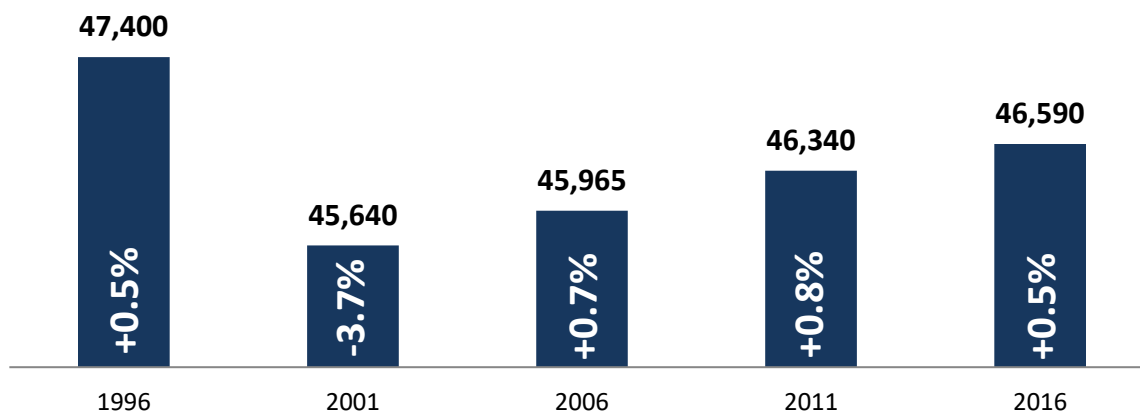


(Source: City of Cornwall, 2014/16/18/19)

Total Population

According to the 2016 Canadian Census Data, Cornwall's official population as of May 2016 was 46,590 inhabitants, which represents an increase of +0.5% or 250 inhabitants compared to the previous 2011 Census Data. Figure 2 provides the values for the City's population at five-year intervals from 1996 to 2016.

Figure 2 – Total Population Change 1996 - 2016



(Source: Statistics Canada, 1996-2016 Census)

Population: Looking Ahead

Past growth trends reveal that the City's population remains relatively stable. It appears as though the population is now increasing steadily despite a slight decrease in the year 2001. According to Watson and Associates, who conducted a Municipal Comprehensive Review (MCR) in April of 2014, the City of Cornwall is forecast to experience a 7.3% increase in population by the year 2026, which would yield a population of around 49,700. By 2036, the city population is forecasted to reach 50,900; a 9.8% increase from the current population. This growth will be characterized by a decline in the population of youths (aged 0-19) from 21% to 19% by 2036, as well as young and mid-life adults (aged 20-54) from 45% to 39% by 2036; while the older seniors age group (aged 75+) is forecast to experience significant growth from 9% to 21% of Cornwall's population by 2036. 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.

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

Residential Community Population

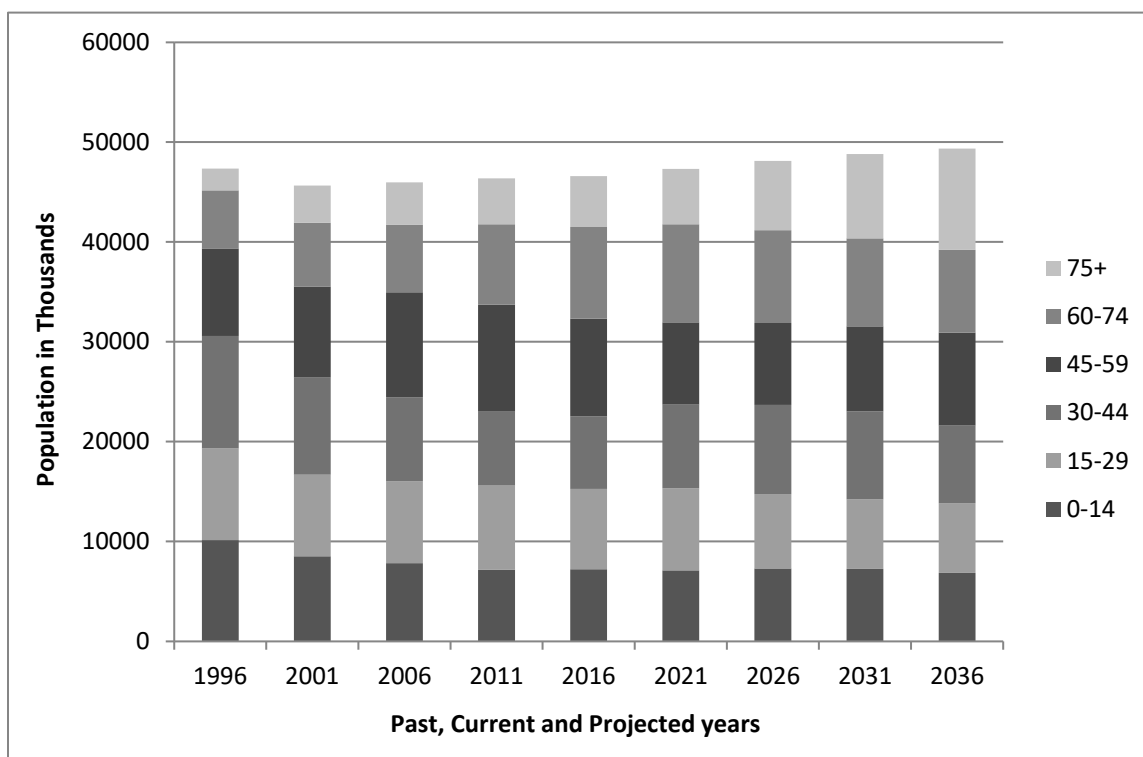
Tables 1.1 a) to g) demonstrate the City's population breakdown by age group and by residential community; Centre town, Downtown, Eamer's Corners, East End, and Riverdale (Figure 2). When analyzing Cornwall's total population for the different age groups, it is evident that the fastest growing sector of the population between 2011 and 2016 is the 65+ age cohort at 13.2%. Additionally, between the years of 2006 and 2011, the same age group increased by 12.9%.

Cornwall's median population age, which was 45.3 years in 2011 increased to 46.6 in 2016, surpassing Ontario's median of 41.3 years. This indicates that during the ten-year period, Cornwall has experienced a slight aging of its population. This trend is most likely due to the large number of "Baby Boomers" entering the 65+ age group.

The population distribution for each of Cornwall's residential communities varies across the City. The Four Communities demonstrating growth between 2011 and 2016 are "Downtown" with a 2.14% increase, "Eamer's Corners" with a 6.16% increase, "East End" with a 0.27% increase and "Riverdale" with a 1.6% increase. While the rest of the communities experienced an increase, the Centre town experienced 1.89% decline in population from 2011 to 2016.

Figure 3 – Total Population Breakdown (1996-2036)

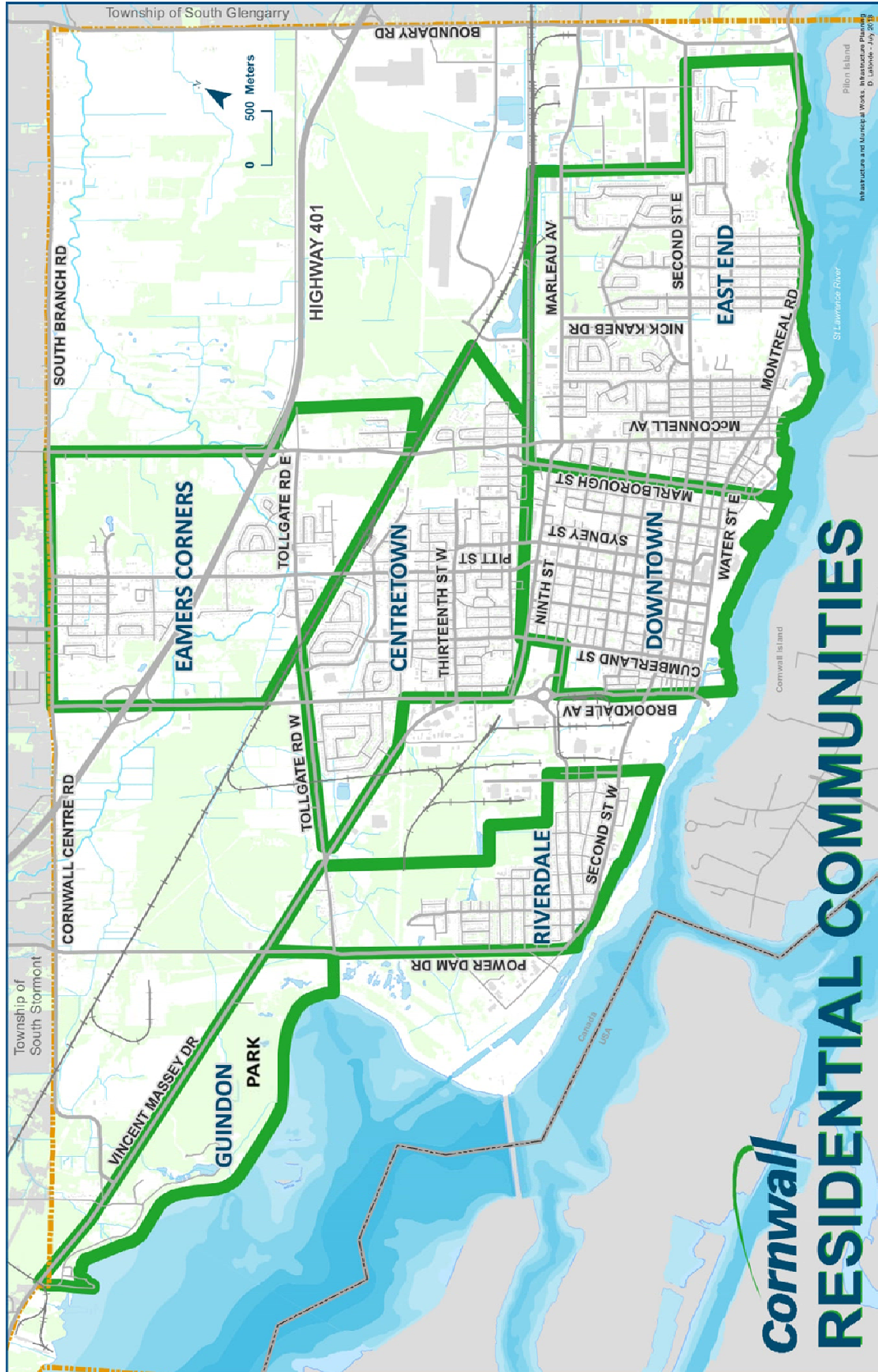
The chart below illustrates the population projections for the City of Cornwall over forty years, which includes past, present, and future years, calculated by Watson and Associates Economists. The population is separated into fifteen-year cohorts to better understand the distribution and fluctuations of the population of Cornwall. Each shade in the chart represents a 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 increase in 75+ cohorts and decrease in the remainder coincides with waning fertility rates after the 1960's Baby Boom. Canada experienced a lower fertility rate; 0.36% natural increase in population (Stats Canada, 2017), while the rest of the population was supported by intermigration and immigration.



(Census Canada, 1996-2016)

Note: The Cohort breakdown presented above may differ from Census Data and other population breakdowns in the Data Book.

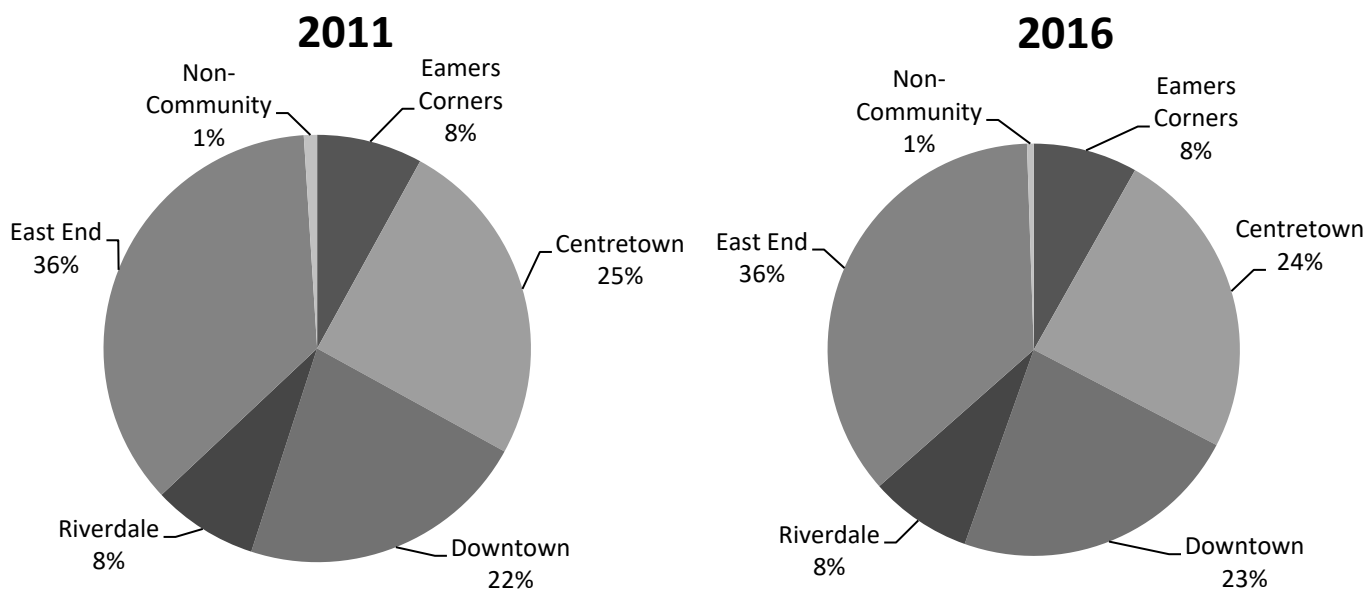
Figure 4 –Cornwall’s Five Residential Communities and Guindon Park



(City of Cornwall Engineering Department, 2019)

Figure 5 – 2011-2016 Population Distribution by Residential Community

Cornwall Population Distribution



(Source: Statistics Canada 2011/2016)

Table 1.1 a) – Total Cornwall Population from 1996-2016 by Age Group

Year	1996	2001	2006	Year	2011**†	2016†
Total	47,335	45,640	45,965	Total	46,340	46,590
Male Population	22,587	21,316	21,795	Male Population	22,020	22,265
Female Population	24,748	24,324	24,170	Female Population	24,320	24,325
Ages 0-4	2,975	2,315	2,255	Ages 0-14	7,115	7,220
Ages 5-19	9,880	9,124	8,695			
Ages 20-64	27,055	26,398	26,505	Ages 15-64	29,618	28,490
Ages 65+	7,425	7,803	8,510	Ages 65+	9,607	10,880

(Source: Statistics Canada [1996-2016])

†-Gender information calculated for 2016 based on the six residential communities in Cornwall and may differ slightly from those listed on www.statcan.gc.ca.

*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

Table 1.1 b) – Centretown Community Population from 2001-2016

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

(Source: Statistics Canada [2001-2016])

Table 1.1 c) – Downtown Community Population from 2001-2016

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

(Source: Statistics Canada [2001-2016])

Table 1.1 d) – Eamer’s Corners Community Population: 2001-2016

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

(Source: Statistics Canada [2001-2016])

Table 1.1 e) – Riverdale Community Population: 2001-2016

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

(Source: Statistics Canada [2001-2016])

Table 1.1 f) – East End Community Population: 2001-2016

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

(Source: Statistics Canada [2001-2016])

Table 1.1 g) – Non-Community Areas Population: 2001-2016

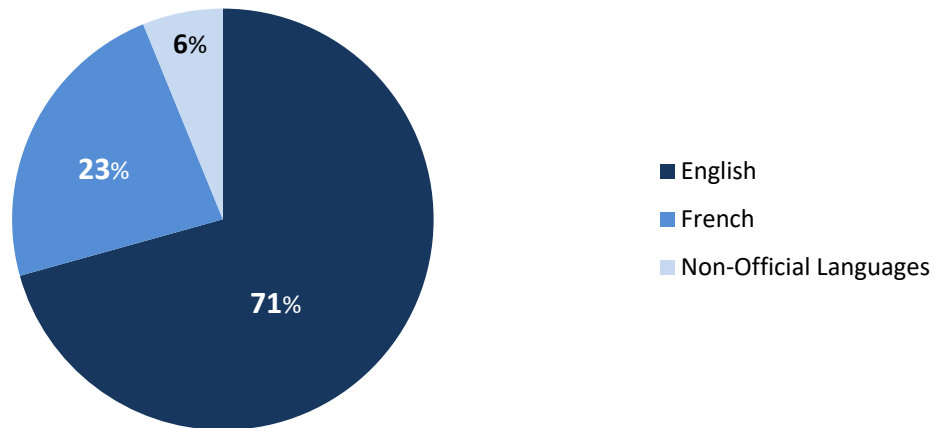
Year	2001	2006	Year	2011**†	2016
Total	821	250	Total	321	245
Male Population	402	124	Male	158	120
Female Population	419	126	Female	163	125
Ages 0-4	44	13	Age 0-14	45	40
Ages 5-19	184	50			
Ages 20-64	503	149	Age 15-64	217	140
Ages 65+	90	38	Age 65+	59	65

(Source: Statistics Canada [2001-2016])

Language

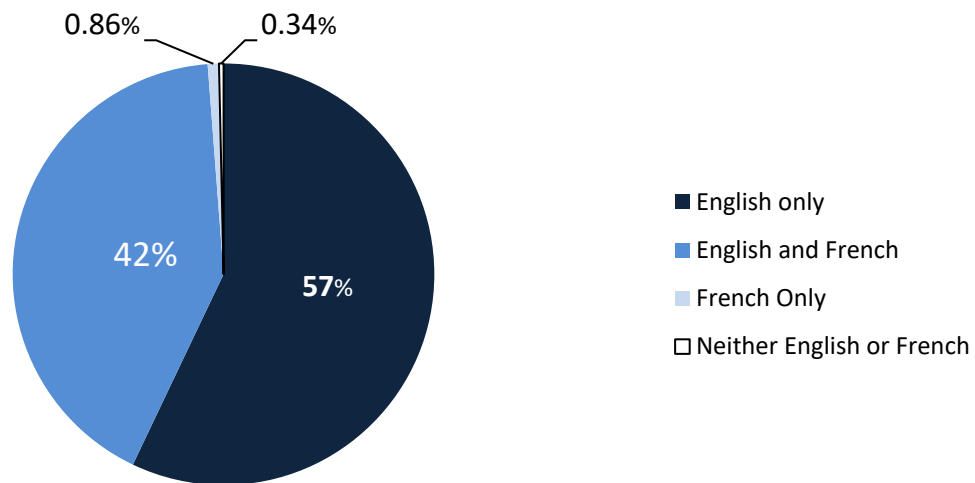
Cornwall is a predominantly bilingual community. The majority of the population has either an English, French, or mixed ethnic background. Figure 6 illustrates the breakdown of Cornwall's population by mother tongue, whereas Figure 7 illustrates the knowledge of official languages (English, French, both,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

Figure 6 – Population by Mother Tongue



(Source: Statistics Canada, 2016 Census)

Figure 7 – Knowledge of Official Languages



(Source: Statistics Canada, 2016 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.

Chapter 2: Residential Data



(Source: City of Cornwall, 2016/17/18/19)

The demand for new residential construction has been relatively parallel to the population increase in the City of Cornwall (refer to Table 1 of Chapter 1). The last five years has reflected an increase in new construction of residential units, with a total of 627 units averaging 125 units per year. It is important to note that between the years 2014-2019, the City of Cornwall has continued to rise in its average units per year. In 2019, 169 new residential units were constructed which totals a value of \$19,609,624. The number of new single and semi-detached developments has remained constant over the five-year span while the number of townhouses built in 2019 decreased compared to previous years.

Residential Development in Cornwall

Table 2.1 – New Residential Activity, 2019

Type	Number of Units	Number of Buildings	Value (\$)
Single	49	49	10,083,576.50
Double	108	54	7,426,047.50
Multiple	12	4	2,100,000.00
Total	169	107	19,609,624.00

(Source: City of Cornwall Planning and Permits Divisions, Building Permits Issued, 2019)

In addition, related residential information can be found in Canada Mortgage and Housing Corporation (CMHC) reports. These reports contain statistics on Cornwall's apartment vacancy rates which are illustrated in Table 2.2 for apartments with three or more units.

Table 2.2 a) – Average Vacancy Rates in Apartment Structures, 2014-2019 (CMHC'S October 2019 rate)

2014	2015	2016	2017	2018	2019
spring	Spring	Fall	Fall	Fall	Fall
3.4%	4.3%	2.8%	3.6%	4.2%	4.1%

(Source: Canadian Mortgage and Housing Corporation, 2019) *

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

Table 2.2 b) – Average Vacancy Rates in Cornwall for Various Size Apartments

All Unit Types				
Fall 2019 Overall	Bachelor Studio	1 Bedroom	2 Bedroom	3+ Bedroom
4.0%	**	4.3%	4.1%	0.6

(Source: Canadian Mortgage and Housing Corporation, 2019) *

*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 boasts a healthy 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 4.2%. Many factors contribute to the seasonal propensity to change the availability rate of both private apartment types, which do not necessarily indicate an abundance of available apartments in the City of Cornwall.

Table 2.3 illustrates the average monthly rents for rental apartment structures of three units or more over the past six years. Monthly rents for each type of apartment have decreased over the past year. The overall trend is that market rents have raised by a small percentage per year, which is likely a result of inflation.

Table 2.3 – Average Market Rents, 2014-Fall 2019

Unit Size (Bedrooms Apts.)	2014	Fall 2015	Fall 2016	Fall 2017	Fall 2018	Fall 2019
One Bedroom	\$623	\$631	\$665	\$691	\$684	\$767
Two Bedroom	\$767	\$778	\$771	\$835	\$818	\$958
Three Bedroom and Over	\$813	\$799	\$826	\$890	\$886	\$1,047

(Source: Canadian Mortgage and Housing Corporation, 2019) Ministry of Municipal Affairs & Housing-Approved AMMR'S for 2020.

The rental market has slightly decreased since last year and has managed to remain below Ontario’s average rent of \$1,197. The city continues to remain affordable compared to other Ontario cities. Table 2.4 provides a comparison between six cities across Ontario for 2018 average market rents for 2-bedroom apartments in buildings with three or more units.

Table 2.4 – Fall 2019 Average Market Rent for 2 Bedroom Apartment: Comparison of Rates from Different Cities

City	Average Rent/Month	City	Average Rent/Month
Cornwall	\$958	Kingston	\$1,200
Belleville	\$1,027	Ottawa	\$1,301
Peterborough	\$1,077	Toronto	\$1,467

(Source: Canadian Mortgage and Housing Corporation, Fall 2019 Rental Market Statistics) Ministry of Municipal Affairs & Housing-Approved AMMR'S for 2020.

Traditionally, the housing stock in Cornwall has remained stable with single family and semi-detached dwellings, making them the most demanding types of dwellings built each year. Similar to previous years, 2019 experienced a significant decrease in townhouse construction. Contrary to this decrease, the Eamer’s Corners community continues to progress with subdivision phases being composed predominantly of single-family dwelling which illustrate a shift in Cornwall’s developing northerly community. Tables 2.5 a) – f) illustrate the building permits for new housing throughout the five Cornwall Communities from 2014 to 2019.

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 steadily 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, semi-detached units).

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

Table 2.5 – New Residential Construction by Community, 2014-2019 (Permanent Living Units)

a) East End Community

	2014	2015	2016	2017	2018	2019
Single Family Dwelling	4	6	6	11	15	25
Semi-Detached	2	24	6	4	38	12
Townhouse	/	/	/	/	/	4
Apartment 1-6	4	/	/	2	/	/
Apartment 7-12	/	/	/	/	/	/
Apartment 13-25	/	/	/	/	/	/
Apartment 26+	36	/	/	/	52	/
Total	46	30	12	17	105	41

(Source: City of Cornwall - Department of Planning, Parks and Recreation, Building Permits issued, 2014-2019)

b) Centretown Community

	2014	2015	2016	2017	2018	2019
Single Family Dwelling	7	5	2	/	4	/
Semi-Detached	4	16	6	4	25	6
Townhouse	/	/	6	24	/	/
Apartment 1-6	/	4	/	/	/	/
Apartment 7-12	/	/	/	/	/	/
Apartment 13-25	/	/	/	/	/	/
Apartment 26+	/	/	/	/	/	/
Total	11	25	14	28	29	6

(Source: City of Cornwall - Department of Planning, Parks and Recreation, Building Permits issued, 2014-2019)

c) Eamer's Corners Community

	2014	2015	2016	2017	2018	2019
Single Family Dwelling	12	10	18	14	15	16
Semi-Detached	24	10	38	45	/	30
Townhouse	/	/	3	/	/	/
Apartment 1-6	/	8	/	3	/	1
Apartment 7-12	/	/	/	/	/	/
Apartment 13-25	/	/	/	/	/	/
Apartment 26+	/	/	/	/	/	/
Total	36	28	59	62	15	47

(Source: City of Cornwall - Department of Planning, Parks and Recreation, Building Permits issued, 2014-2019)

d) Riverdale Community

	2014	2015	2016	2016	2018	2019
Single Family Dwelling	6	5	2	/	2	/
Semi-Detached	/	/	/	2	/	/
Townhouse	/	/	/	/	/	/
Apartment 1-6	/	/	/	/	/	/
Apartment 7-12	/	/	/	/	/	/
Apartment 13-25	/	/	/	/	/	/
Apartment 26+	/	/	/	/	/	1
Total	6	5	2	2	2	1

(Source: City of Cornwall - Department of Planning, Parks and Recreation, Building Permits issued, 2014-2019)

e) Downtown Community

	2014	2015	2016	2017	2018	2019
Single Family Dwelling	/	2	/	/	1	1
Semi-Detached	/	/	8	/	2	/
Townhouse	/	/	/	/	/	/
Apartment 1-6	4	/	/	3	/	/
Apartment 7-12	8	18	12	/	/	/
Apartment 13-25	15	15	/	/	/	/
Apartment 26+	/	/	/	/	/	/
Total	27	33	20	3	3	1

(Source: City of Cornwall - Department of Planning, Parks and Recreation, Building Permits issued, 2014-2019)

f) All Communities (Total)

	2014	2015	2016	2017	2018	2019
Single Family Dwelling	29	28	28	25	37	42
Semi-Detached	30	50	58	55	65	48
Townhouse	/	/	9	24	/	4
Apartment 1-6	8	12	4	8	/	1
Apartment 7-12	8	18	/	/	/	/
Apartment 13-25	15	15	12	/	/	/
Apartment 26+	36	/	/	/	52	1
Total	126	123	111	112	155	96

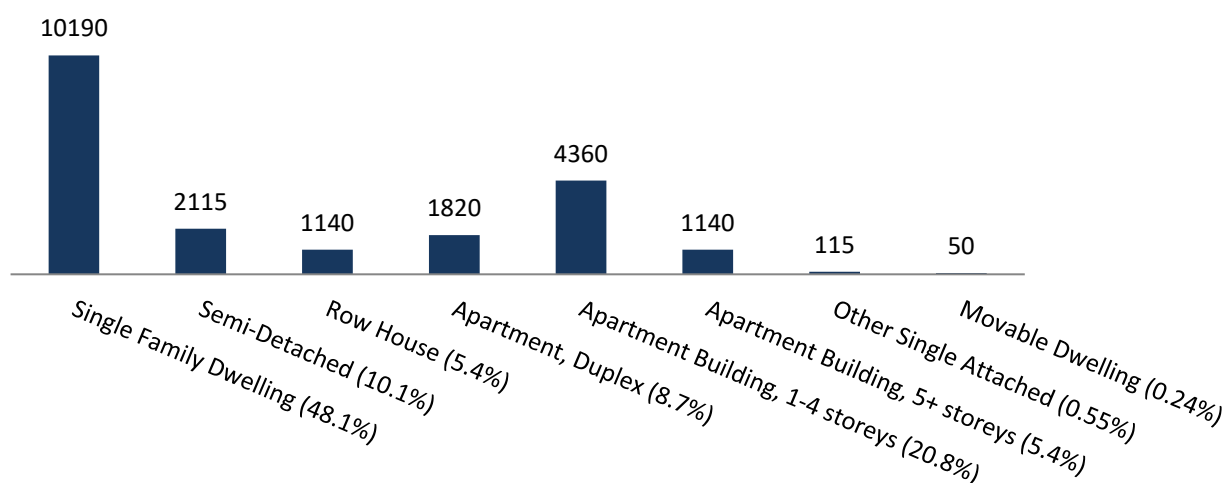
(Source: City of Cornwall - Department of Planning, Parks and Recreation, Building Permits issued, 2014-2019)

Note: All figures indicate the number of dwelling units.

Dwellings: Type and Tenure

According to Statistics Canada, there were 20,930 private dwellings in the City of Cornwall in 2016, which was a 2.4% increase from 2011. The housing stock in Cornwall primarily consists of 10,274 single-detached dwellings and accounts for 48.7% of total housing stock. Table 2.6 breaks down the total housing stock by dwelling type, the number of houses in each type category, and the percentage of the total housing stock.

Figure 8 – Occupied Private Dwellings by Type



(Source: Statistics Canada, 2016 Census)

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 is 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. Table 2.7 provides a breakdown of the number of apartments and condominiums by type.

Table 2.6 – Number of Apartments and Condominiums, 2020

Description	Total Properties	Total Units
Apartments		
Semi-Detached with both units under one ownership	410	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	396
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)	2,004	8,449
Condominiums		
Residential Condominium Unit	21	927

(Source: City of Cornwall Municipal Assessment, 2019)

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 S. D. G. 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 supports, in the community. As Service Manager, they are accountable for the administration of 11 publicly funded housing providers. Subsidies or rent-gear to-income (RGI) is calculated at 30% of the household's gross monthly and up to market rent.

Table 2.7 – Stormont, Dundas & Glengarry Housing Providers, 2020

Municipality	Provider	# of Senior Units (Apartment)	# of Family Units (Apartment and Townhouse)
City of Cornwall	Beek Lindsay Seniors Residences Cornwall Inc.	50	0
City of Cornwall	Cornwall and Area Housing Corporation - Regular	514	446
City of Cornwall	Cornwall and Area Housing Corporation - Rent Supplement units in private buildings - various locations	0	323
City of Cornwall	Logement Marguerite d'Youville Inc.	0	65
City of Cornwall	Religious Hospitallers of St. Joseph Housing Corporation	59	0
City of Cornwall	Royal Oaks Co-operative Housing Inc.	0	70
	Sub-Total	623	904

(Source: City of Cornwall Housing Division, 2020)

Table 2.8 – Stormont, Dundas & Glengarry Housing Providers, 2020

Municipality	Provider	# of Senior Units (Apartment)	# of Family Units (Apartment and Townhouse)
N. Stormont	Finch & District Seniors Housing Corporation	32	0
N. Stormont	The Township of Roxborough Non-Profit Housing Corporation	26	0
S. Stormont	Cornwall and Area Housing Corporation (Ingleside)	20	0
N. Dundas	Cornwall and Area Housing Corporation (Chesterville, Winchester)	61	0
N. Dundas	Winchester Non-Profit Residence Corporation	45	0
S. Dundas	Cornwall and Area Housing Corporation	72	0
S. Dundas	J.W. MacIntosh Community Support Services	50	0
N. Glengarry	Cornwall and Area Housing Corporation	50	15
N. Glengarry	The Alexandria Non-Profit Housing Corporation	30	15
S. Glengarry	Lancaster & District Non-Profit Housing Inc.	26	0
Sub-Total		412	30
Total		1035	934
Total Net Units		1969	

(Source: City of Cornwall Social Housing Division, 2020)

Table 2.9 – Affordable Housing

Municipality	Provider	#of Senior Units (Apartment)	# of Family Units (Apartment)
City of Cornwall	Cornwall and Area Housing Corporation	3	32
Sub-Total		3	32
South Stormont (Ingleside)	Cornwall and Area Housing Corporation	21	0
South Dundas (Williamsburg)	J.W. MacIntosh Community Support Services	0	20
Sub-Total		21	20
Total		24	52
Total Net Units		76	

(Source: City of Cornwall's Social Housing Division, 2020)

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.

Maximum Household Income Eligibility: One Bedroom - \$31,000**

** *This amount is subject to change by the Ministry of Municipal Affairs and Housing.*

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. Table 2.10 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, 2014-2019

Year	2014	2015	2016	2017	2018	2019
Taxable Value (\$)	150,737	150,723	162,661	167,000	166,771	173,904
Tax Rate	0.01666007	0.01633191	0.01596988	0.01590996	0.01616832	0.01627844
Property Tax (\$)	2,511.29	2,575.92	2,597.68	2,657.00	2,696.41	2,830.88

(Source: City of Cornwall Finance Department, 2019)

It is the job of City Council to set the tax rates to the appropriate levels in order to ensure that the City is able to adequately provide all essential services. Table 2.10 shows the City's tax rates for 2019, and Table 2.11 provides information on the amount of money the average residential taxpayer contributes toward tax-supported services.

Table 2.11 – Cornwall Tax Rates, 2020

Tax Class	Municipal	Education	Total
Residential	0.01479156	0.00153000	0.01632156
Multi-Residential	0.03033019	0.00153000	0.03186019
Commercial	0.02870599	0.01250000	0.04120599
Commercial Vacant	0.02009419	0.01250000	0.03259419
Industrial	0.03890181	0.01250000	0.05140181
Industrial Vacant	0.02528618	0.011250000	0.03778618
Pipelines	0.02250832	0.01250000	0.03500832
Farmlands/Managed Forests	0.00369789	0.00038250	0.00408039
New Commercial	0.02870599	0.00980000	0.03850599
New Commercial Vacant	0.02009419	0.00980000	0.02989419

(Source: City of Cornwall Finance Department, 2020)

Cornwall home values and property taxes are quite affordable, with the average cost of a dwelling being \$168,403. When tax rates are applied, the taxes on an average dwelling in Cornwall are \$2,723. These average taxes make up about 4.3% of the average household income for the city. Over the past five years, the split between residential and non-residential developments is 46% to 54% which is a healthy balance between the two.

(Source: Jim Bruzzese-BMA Management Consulting, 2019)

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

Tax	2020
Education (0.00153000)	\$153.00
Municipal (0.01479159)	\$1,479.16
Total	\$1,632.16

(Source: City of Cornwall Finance Department, 2020)

Note: The City of Cornwall has chosen not to adopt any of the optional combined property classes. The optional property classes that were available were shopping centres, large office buildings, parking lots and large industrial.

Chapter 3: Labour Market



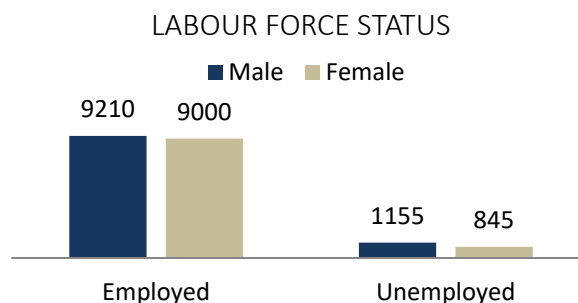
(Source: City of Cornwall, 2013/14, The Seeker 2013)

Figure 9 – Total Labour Force, 2016

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 were actually in the labour force. Figures below illustrate the breakdown of employed and unemployed people according to gender.

Breakdown by Sector (City of Cornwall)

Cornwall's "Primary Resource" economic sector is fairly undeveloped due to the City's high level of urbanization and geographic location. There are 140 people employed in the fields of natural resources, agriculture, and related production, which translates to 0.9% of the total labour force.



Secondary resources and/or manufacturing have traditionally been the largest employment sectors in Cornwall; but over the past 10 years, due to the restructuring of the Canadian and global economies, the manufacturing sector has declined. However, Cornwall has experienced a slight increase in employment in the manufacturing sector with 10.0%.

The sector of employment in Cornwall known as sales and service, accounts for 28.4% of the local workforce; this has been supported through various city initiatives and new developer interest in creating a strong commercial sector. The sector with the second highest rate of employment is in trades, transport, and equipment operations, contributing 18.5% to the local workforce. This particular sector is supported by the presence of St. Lawrence College, which offers programs pertaining to trades and equipment operations among many others.

Table 3.1 – Distribution of Employment by Occupation, 2016

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
---------------------------------------------------------	--------------	-------------	--------------	------------

(Source: Statistics Canada, 2016 Census Profile Cornwall, ON)

As seen in table 3.1, the top five strongest sectors of the Cornwall economy are (in order from first to last); Sales and Service (28.4%); Trades, Transport, and Equipment Operations (18.5%); Business, Finance, and Administration (13.5%); Education, Law and Social, Community and Government Services (10.0%); and Health Occupations (7.7%). As mentioned above, Cornwall is aiming to facilitate a healthy commercial development in the near future, which should result in an increase in labour pool share for the top three sectors.

Figure 3.2 provides a more sector-specific breakdown of the employment in Cornwall by industry.

Table 3.2 – Distribution of Employment by Industry, 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

(Source: Statistics Canada, 2016 Census Profile Cornwall, ON)

Labour Force Characteristics

Cornwall employers have a large and diverse labour force from which to draw employees. Approximately 74.0% of individuals in the working age population (15 years and over) have acquired a high school graduation certificate 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 in English and French. There are also a large number of skilled and semi-skilled workers which form a significant portion of the labour force.

Figures 10 & 11 outline the highest level of education attained by both males and females of the labour force aged 15 and over in 2016.

Figure 10 & 11 – Level of Educational Attainment, 2016

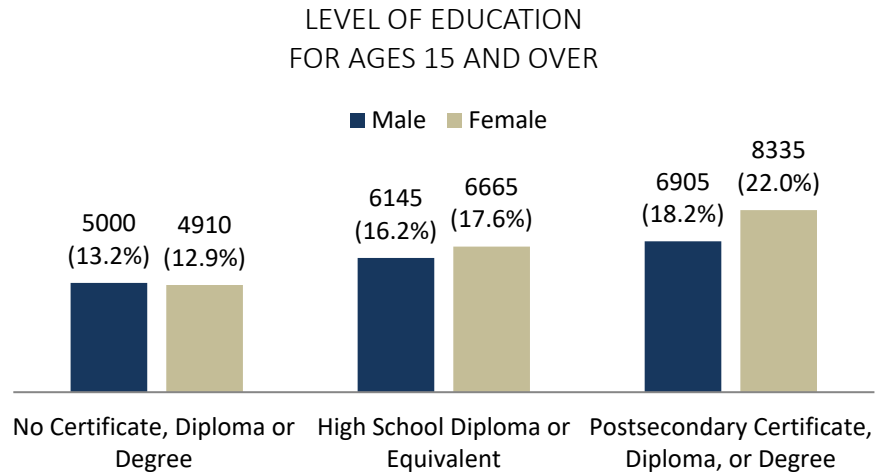


Figure 10 – Level of Education for ages 15 and over

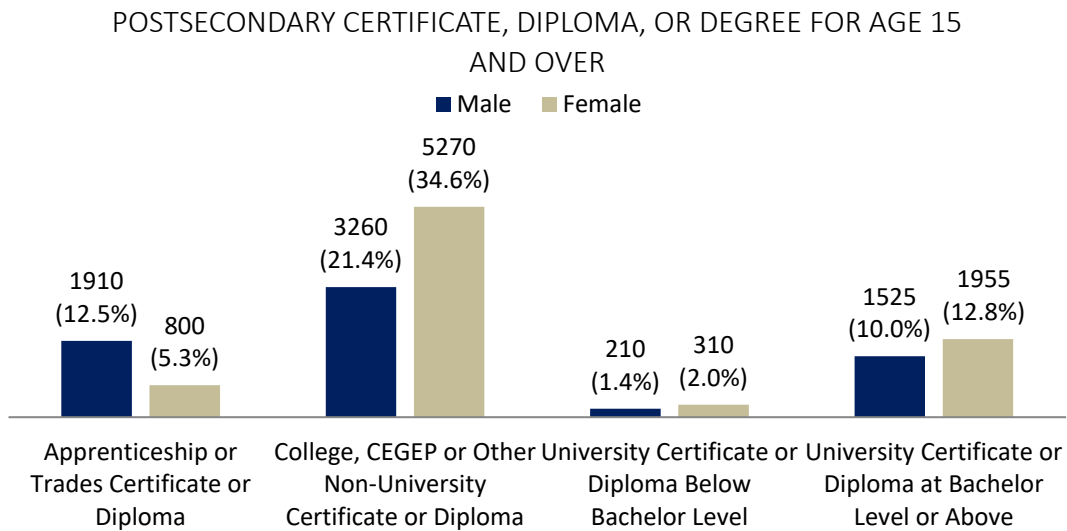


Figure 11 – Postsecondary Certificate Diploma or Degree for Ages 15 and over

Figure 12 provides a summary of the Place of Work Status for males and females in the City of Cornwall. Table 3.5 displays the different income levels for the City.

Figure 12 – Place of Work Status, 2016

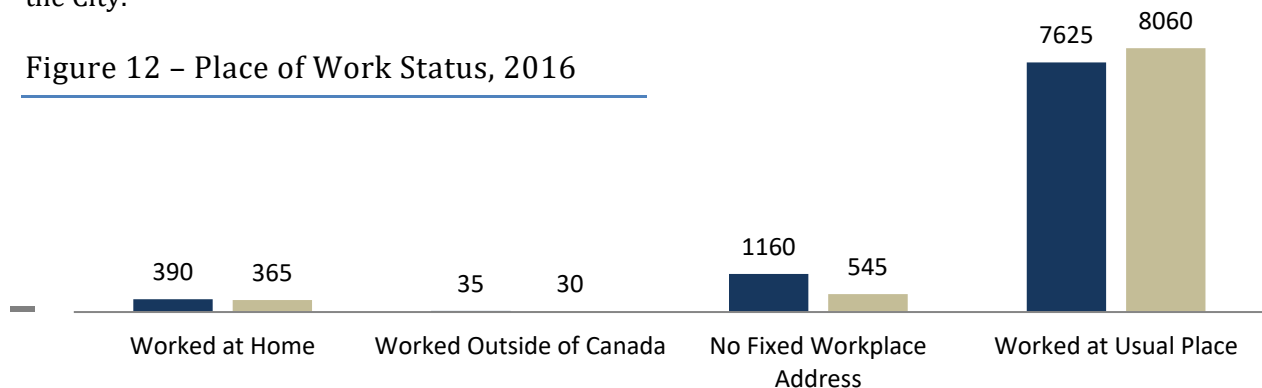


Table 3.3 – Median Income Levels, 2016

Earnings Group	**Median Earnings
Before Taxes	
Median Family Income	\$62,053
Couple-Only Economic Families	\$62,976
Couples with Children	\$81,137
Lone Parent Families*	\$38,816
After Taxes	
Median Family Income	\$56,876
Couple-Only Economic Families	\$57,222
Couples with Children	\$73,088
Lone Parent Families*	\$37,824

(Source: Statistics Canada, 2016 Census Profile Cornwall, ON)

****Note:** The median income of a specified group of income recipients is that amount which divides their income size distribution into two halves; the incomes of the first half of individuals are below the median, while those of the second half are above the median. Median income is calculated from the unrounded number of individuals (e.g. males 45-54 years of age) with income in that group.

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.

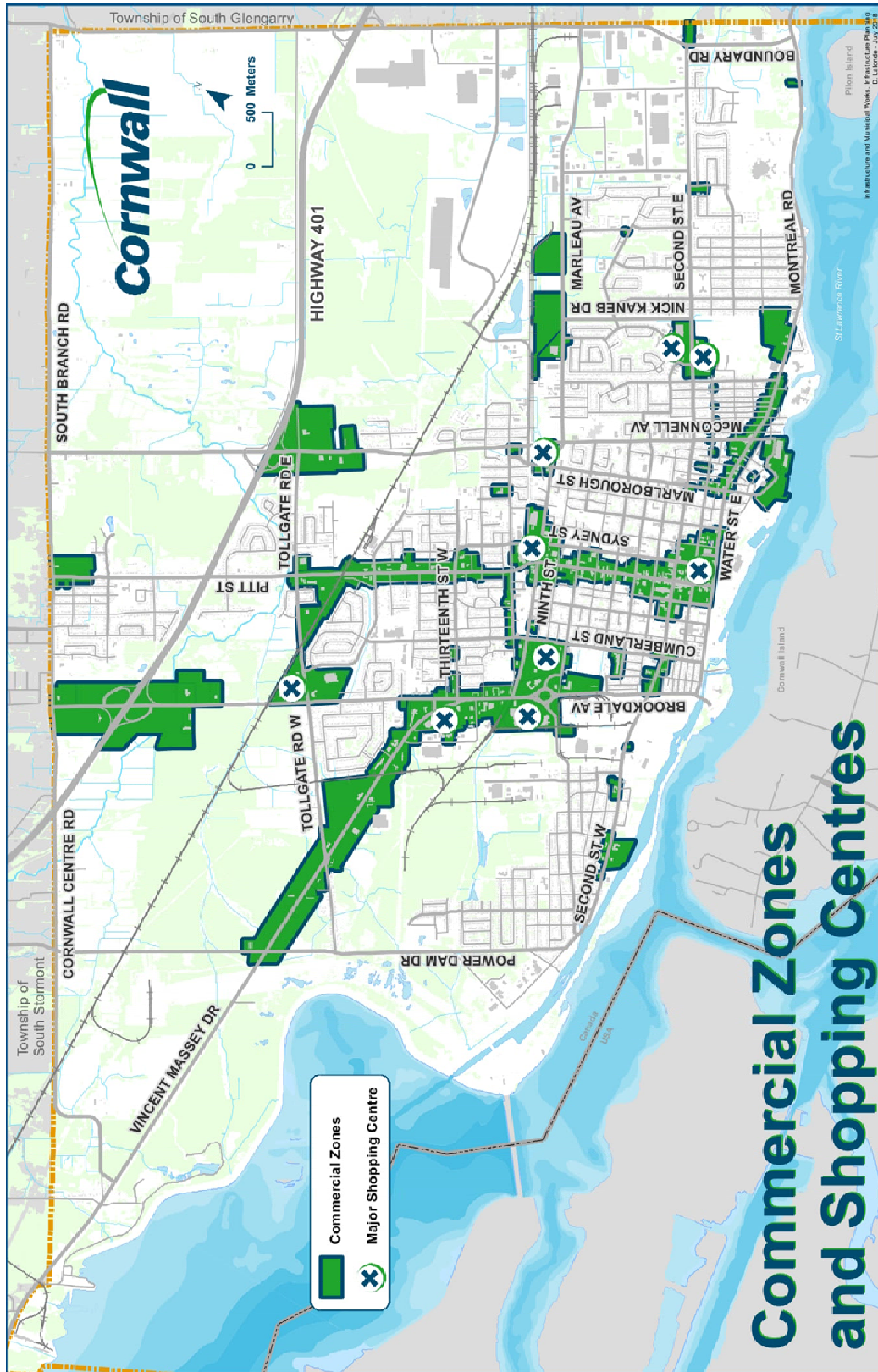
(Watson & Associates Economists Ltd., City of Cornwall Municipal Comprehensive Review 2014)

Chapter 4: Commercial Data



(Source: City of Cornwall, 2020)

Figure 13 – Cornwall’s Commercial Zones and Shopping Centers



(City of Cornwall Engineering Department, 2019)

Cornwall has ten main shopping areas that can be seen in Figure 13, which illustrate their locations, as well as general areas of commercial zoning throughout the City. The *Commercial Retail in Cornwall* brochure can be viewed online on the Choose Cornwall website at: <https://choosecornwall.ca/wp-content/uploads/2018/06/Cornwall-Retail-Brochure.pdf>

The Brookdale Corridor (from north to south) includes:

- Brookdale Square – Michaels, SportChek, Mark’s, 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 Valu, ReStore, Poirier Furniture, First Choice Hair Cutters
- Harden – Shoppers Drug Mart, Bulk Barn, Boston Pizza, Starbucks, The Source, Sushi Shop, Thai Express
- Place Laurier -Laura’s, Cornwall Lighting, Cristill Rock, Vieux Duluth, Algonquin Travel, Fermented Grape
- Brookdale Centre – Food Basics, LCBO, Reitman’s, Dollarama, Kelsey’s, Scotiabank, Tim Horton’s
- Walmart Supercentre – Walmart, BMO, A&W, Dollar Tree, Winners, PetSmart, Taco Bell & Kawartha Credit Union
- Variety of restaurants along Brookdale – Wendy’s, McDonalds, Burger King, Pizza Hut, Quesada, West End Sharwma, KFC, Tim Horton’s, Billy K’s, Shoeless Joe’s, Eastside Mario’s, Eight Zero Zero, St. Hubert’s

The Pitt Street corridor (from north to south) includes:

- Pitt & Ninth -Your Independent Grocer, Staples, Jean Coutu, Fit4Less, TD Bank
- Canadian Tire
- Farm Boy
- Tudor Centre – M&M Food Market, Glengarrian Pub, UPS Store, Game Tek, 2-4-1 Pizza
- Giant Tiger, Mrs. B’s
- 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
 - 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., Crush Lane, 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, Eclipse, Cleo, Ecko Unlimited, Laura Secord, Hallmark, Urban Planet, Maurices, Foot Locker, TD Bank, Maritime Travel and a food court just to name a few
- Entertainment – Rush Hour Escape

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 is a commercial area located in the southeast end of Cornwall. It extends along Montreal Road from Marlborough Street to St. Felix Street and offers a small-town French-Canadian ambiance with decorated streetlamps and flower planters. Local entrepreneurs own and operate most of the businesses in this commercial area. The Port Theatre originally titled The Roxy opened in December of 1941 and still stands strong. Recently purchased, the Port has been bringing in a plethora of live music all while delivering a great cinema experience. There is approximately 195,500 square feet of competitive retail, office, and service space in Le Village. 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.

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

Eastcourt north side of Second Street East

- Shoppers Drug Mart, Ardene, No Frills, Cakes n More, Treasure Hunt, Jolly Tours, Lindale Shoes, Carter’s children’s clothing, Pet Value, Dollarama, Beer Store, Tim Horton’s, Subway, Pizza Pizza, Circle K, KFC & Treasure Hunt.

Glengarry Square south side of Second Street East – 125,000 s.f.

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

The area between Pitt Street, First Street and Third Street West forms the downtown core with a number of retail, commercial, and economic services totaling over 500,000 square feet of commercial space. Some of the local businesses have relocated to Cornwall’s Downtown core, such as Celtic Treasures, Domino’s Pizza, Coleman’s Mod & Repair, and more recently El Tumbao. The introduction and relocation of retail commercial stores in the Downtown core adds to the growing variety and diverse list of establishments that benefit the residents and visitors frequenting the area.

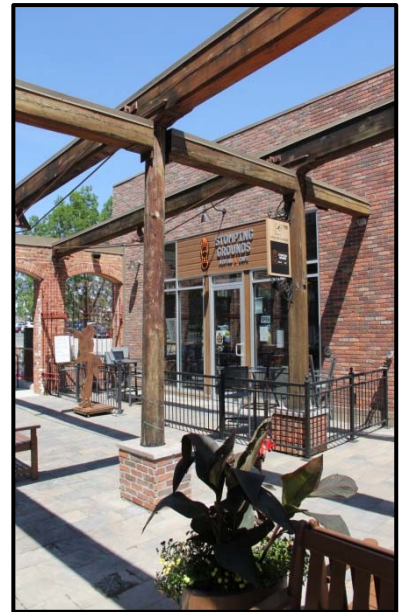
Redevelopment is an ongoing process in the downtown area, and one of the major goals of Cornwall’s Official Plan is to reinforce and promote the Downtown and Le Village Business Districts as the City’s major commercial, office, and administrative centres. The City also promotes many building and home 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.

Community Improvement Programs (CIPs)

Heart of the City (HOTC)

Cornwall continues to regenerate and foster the Downtown area with the support of the Heart of the City Program. This program focuses on the development and revitalization of commercial properties and promotes high quality architecture and well-designed streetscapes along the arterial roads in Downtown and Le Village, where most of the commercial corridors are located. It gives priority to those projects that focus on appealing commercial developments and businesses while cultivating popular and living environments in those areas. The program provides incentives to eligible applicants by covering half of the cost of the project to improve facades, commercial floor space implementations, building renovations, and various other building and development related costs up to the program maximums.

With the number of growing projects, the Cotton Mills redevelopment project continues to be a positive addition to the Le Village growing businesses and community. The Cotton Mills Site, once a well-known industrial hub of Cornwall, is now being redeveloped as a multi use area providing a large number of residential, commercial, and institutional uses. The project is being carried out in four incremental phases, accentuating architectural and heritage values by incorporating old brick walls, pillars, and trusses into the design. The *Edison Building*, the first phase of the project, revitalized as a mixed-use building, is sold to its full capacity and supported by the Seaway Medical, and offices. The second phase, the Weave Shed, is still under renovations for current and future Commercial, Institutional and Recreational spaces. The Stomping Grounds, as illustrated in the picture to the right, was introduced in 2016 and since then we have seen the addition of other businesses and companies such as, MPAC, Spirit Tree Yoga and Bosse Dental Clinic. The two existing buildings are connected with a concourse providing public space with a view of the St. Lawrence River. The third phase of the Cotton Mill Development, *Bell tower*, will begin construction this year and is anticipated to be completed by fall 2021. The Cotton Mills is one of many revitalization projects in Le Village supported by the HOTC program.

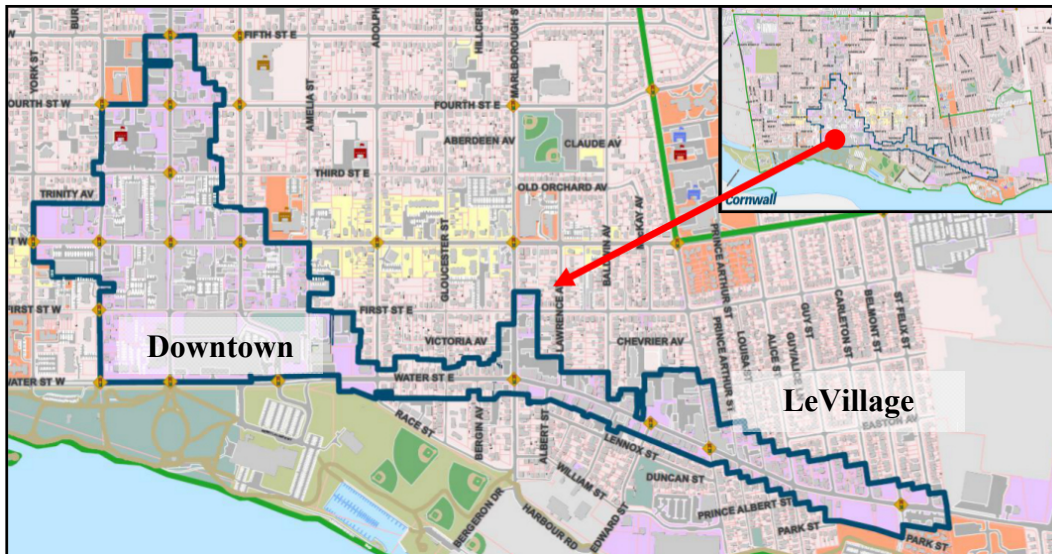


New Stomping Grounds café with Preserved Pillars and Trusses, Cotton Mills, 2017

The Downtown area between First and Third Street continues to exhibit a vibrant selection of businesses. With the tremendous support of the HOTC program, a local developer has revitalized several properties with existing commercial and introducing new residential units above or behind. Small businesses such as Simply Wellness have relocated and expanded their operations and live in the adjacent residential unit. New Additions to revitalized spaces downtown include The Co. Lab, Happy Popcorn Co., The Spicy Pearl and Love and Lee. The Program supports many major and minor renovation projects within the community, such as the introduction of Dr. Paul Dental through the purchase of 110 Sydney St, revitalizing the front façade and interior renovations for the dental office.

Residential, and institutional properties within and along the highlighted boundaries are eligible for incentives according to the purpose of the application.

Figure 14: Heart of the City Policy Area



(City of Cornwall, Planning Department, 2019)

Renaissance Housing Rehabilitation Program (RHRP)

The Renaissance program is one of three community revitalization programs established under Community Improvement Plans of the Planning Act, within the City of Cornwall. The Renaissance Program is designed to help residential landowners within the Le Village area, undertake property improvements. This program has a special focus on aesthetic improvements, and the upgrading and renovation of single family or multi-unit buildings within the Policy Area.

The Renaissance 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. With the help of Property Standards, a *scope of work* report is prepared and provided to the owners to ensure contractors are all quoting on the same work. This renovation program is serving to improve the housing stock and low-income rental units in the Le Village area.

Brownfield CIPs

The City of Cornwall also has a number of Community Improvement Programs (CIPs) that seek to promote the revitalization and development of Brownfield sites. Brownfield sites can be described as abandoned, derelict or underutilized commercial and industrial properties where past actions have resulted in actual or perceived contamination. In the initial stages, the revitalization of a Brownfield site can prove very costly to the developer, which is why such programs have been implemented by the City in order to lessen the burden on those wishing to undertake the task. The City is interested in aiding with the redevelopment of Brownfields through its various CIPs because

the programs help to transform unattractive and underutilized lots into sought-after properties or developments that benefit the City, the developers, and the community.

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.

There are many examples of successful Brownfield revitalization projects in the City of Cornwall, with many more in the development stages. Some noteworthy *completed* Brownfield transformations include: the Plaza Cornwall at 1236 Brookdale Avenue, residing on what used to be the Brookshell Motor Sales site; Goldmanco Commercial Centre at 525 Ninth Street East, which was developed on an old Bell utility/storage yard; Smart Centre at 420 Ninth Street West, a large commercial development on the former COWALL/Domtar manufacturing site... Some of the *current* and *future* Brownfield developments include: the Cotton Mills District Redevelopment in the East End, which is in its second phase of retrofitting and revitalising 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; the A&W located at Ninth and Cumberland street developed and operating... (Furthermore, the former gas station at 910 Montreal Road is currently under remediation for a future four story residential development). Cornwall's Brownfield revitalization has many benefits including increasing the property value of its surroundings, improving public health and safety, and stimulating the local economy.

Table 4.1 – Cornwall Commercial Building Permit Summary, 2009-2019

Year	Construction		Additions		Total	
	Number	Value (\$)	Number	Value (\$)	Number	Value (\$)
2009	6	4,525,482	4	1,559,551	10	6,085,033
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

(Source: City of Cornwall Building and Permits Office, [Breakdown of Building Permits issued, 2009-2019])

**Note: Totals do not include repairs or demolitions*

****Between the years 20009-2019, the total value has increased by \$8,976,035, with an increase in permits for additions in 2019.**

Table 4.2 provides a listing of the competitive retail floor space for all existing major shopping centres in Cornwall.

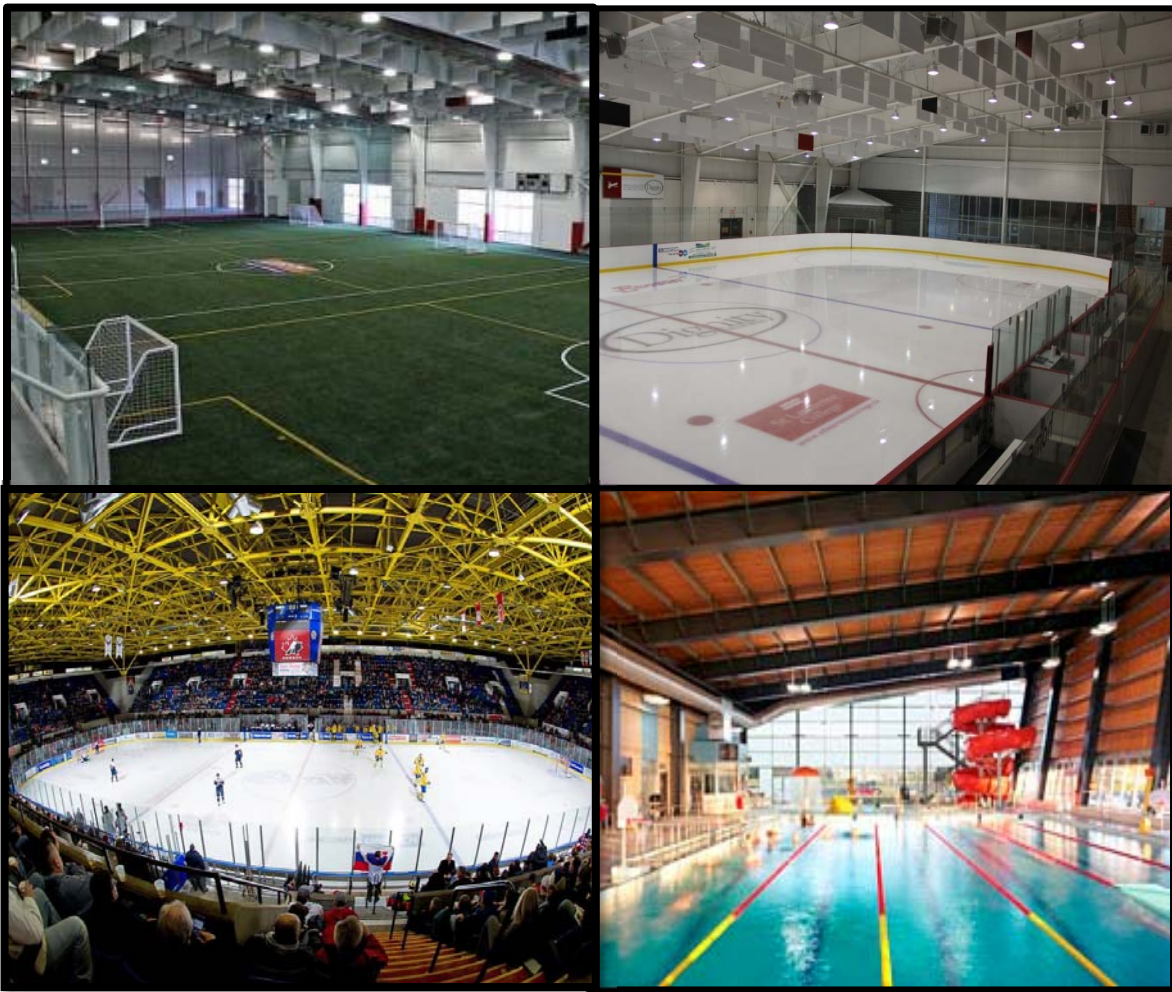
Table 4.2 – Floor Space, 2019

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, 2019)

More detailed information on available retail space can be found in the Cornwall Retail Brochure (ChooseCornwall.ca).

Chapter 5: Public/Private Services and Facilities



(Source: City of Cornwall, 2016/17/18/19)

Water and Sewer Services

Cornwall draws its water from the St. Lawrence River through an intake located in the West end of the City. The Water Purification Plant uses conventional filtration, Ultra-Violet (UV) disinfection and chlorination as treatment processes (Department of Infrastructure and Municipal Works). Annually over 11.5 billion litres of treated water is distributed through over 278 kilometers of watermains. The water plant has a maximum daily pumping capacity of 100,000m³; however, the average daily production sits just below 40 percent of capacity. The Elevated Storage Tank located on Tollgate Road, and the one located on the Boundary Road Reservoir have a combined storage capacity of 13,000,000 litres of treated water. Cornwall's drinking water system has scored a perfect 100 percent by the Ministry of Environment, Conservation and Parks for the past eleven years. The City of Cornwall operates an advanced secondary wastewater treatment plant which has a treatment capacity of 85 MLD with advanced UV disinfection to protect the health of the St. Lawrence River ecosystem.

Note: For further information, please refer to the "Drinking Water Quality report, 2019"

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.

Cornwall Electric is not directly connected to the Ontario power grid; however, it is connected to the Cedar Rapids Transmission lines, which are owned by Hydro Quebec and is a part of the New York State power grid. Since Cornwall Electric's customers are not connected to the Ontario power grid, they are not subject to the Ontario Debt Retirement Charge. Electricity rates in Cornwall are amongst the lowest in Ontario, thanks to a deal brokered with Hydro Quebec by Cornwall Electric.

Table 5.1 – Monthly Electrical Charges, Urban Domestic Service (Private Residences, Individual and Multiple Apartments), 2019

Energy Charge (kWh)	Cost
Minimum Monthly Charge	\$9.60
First 250 kWh	\$0.1599kWh
Balance over 250 kWh	\$0.1260kWh

(Source: Cornwall Electric, July 1, 2019 to June 30, 2020)

Table 5.2 – Monthly Electrical Charges, Urban General Service (Commercial, Institutions, Manufacturing and Processing Plants), 2019

Energy Charge (kWh)	Cost
First 50 kW	No charge
First 250 kWh	\$0.1712kWh
Balance	7.94 cents/kWh

(Source: Cornwall Electric, July 1, 2019 to June 30, 2020)

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.

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

Police and Fire Protection

The Cornwall Police Service has served the citizens of Cornwall since 1784 and is comprised of 89 officers, 37 civilians, 9 special constables and 16 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 64 personnel, which includes a Fire Chief, one Deputy Fire Chief, 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 is within three minutes of one of the fire stations.

Cornwall SDG Paramedic Services

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.

Communication Facilities and Services

The City of Cornwall is well 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. Companies looking to connect to Canada's information superhighway will now benefit from an expanded and faster "on-ramp" in Cornwall, following a significant investment by the Eastern Ontario Regional Network (EORN). A 10 Gigabyte (GB) Point of Presence (otherwise known as PoP) has been installed in Cornwall by EORN. This investment increases by tenfold the capacity in Cornwall, improving network availability for consumers and businesses. In addition, approximately 60 kilometres of core fibre has been placed through the Cornwall and S.D. & G. area, 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 7,400 and with a complimentary circulation of 22,000, which is issued on 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.

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 Cogeco, which also provides local television programming on Cable 11. Television service is also available through Bell. Internet service is available through a number of local providers.

Education Facilities and Services

Cornwall is well served by a wide range of educational facilities and services, including both public and catholic elementary schools which are located throughout the City. Cornwall's seven secondary schools and two alternative secondary schools offer a full selection of academic, commercial, and technical courses, with two high schools, École secondaire catholique La Citadelle and École secondaire publique L'Héritage offering a curriculum entirely in French.

Cornwall currently has seven secondary schools (grades 7 to 12); Holy Trinity Catholic Secondary School, École Secondaire Publique L'Héritage, St. Lawrence Secondary School, Cornwall Collegiate and Vocational School, La Citadelle, St. Matthew's, and St. Joseph's Catholic Secondary School. As of 2018, the Catholic District School Board of Eastern Ontario has closed down two Catholic Elementary Schools; St. Columban's Elementary School and Sacred Heart Catholic School. The old Sacred Heart Catholic School has been relocated to the former General Vanier Intermediate School, and accepts Junior Kindergarten to Sixth grade students. The majority of the remaining student body has been absorbed by St. Joseph's Secondary School. Bridgewood Public School located at the corner of Marleau and Nick Kaneb Drive replaced the former Gladstone and East Front Elementary Schools and continues to accommodate Junior Kindergarten to grade six students.

Table 5.3 – Cornwall Schools by Residential Community, 2019

School by Community	Address	Type	Grade
East End			
Bridgewood	850 Nick Kaneb Dr	Public Elementary (E)	JK - 6 th
Holy Trinity	18044 Tyotown Rd.	Catholic Secondary (Core French and Immersion)	7 th – 12 th
La Citadelle	510 McConnell Ave.	Catholique Secondaire (F)	7 th – 12 th
L'Héritage	1111 Montreal Rd.	Publique Secondaire (F)	7 th – 12 th
Marie-Tanguay	1500 Holy Cross Blvd.	Catholique élémentaire(F)	JK - 6 th
Rose des Vents	1650 2 nd St. East	Publique élémentaire (F)	JK - 6 th
St. Lawrence	1450 2 nd St. East	Public Secondary (E)	7 th – 12 th
St. Peter's	1811 2 nd St. East	Catholic Elementary (Core and Immersion)	JK - 6 th
T.R. Leger	16750 Highway 43	Adult, Alternative and Continuing Education(E)	9 th – 12 th
Centre d'éducation et de formation de l'Est ontarien Campus CEFEQ Cornwall	610 McConnell Ave.	Alternatif Secondaire – Catholique (F)	9 th – 12 th
Downtown			
Bishop Macdonell	300 Adolphus St.	Catholic Elementary (Core French and French Immersion)	JK – 6 th
C.C.V.S.	437 Sydney St.	Public Secondary (E)	7 th – 12 th
Central Public	200 Amelia St.	Public Elementary (E/F)	JK – 6 th
Centretown			
Child & Family Treatment Centre	1520 Cumberland St.	Public Elementary (E)	JK - 8 th
Notre-Dame	420 15 th St. West	Catholique élémentaire (F)	JK- 6 th
Sacred Heart	1500 Cumberland St.	Catholic Elementary (E)	JK - 6 th
St. Joseph's	1500 Cumberland St.	Catholic Secondary (Core and Immersion)	7 th – 12 th
Eamer's Corners			
Eamer's Corners	2258 Pitt St. North	Public Elementary (E)	JK – 6 th
Riverdale			
Viscount Alexander	1401 Dover Rd.	Public Elementary (E)	JK – 6 th
St. Anne's	607 Surgenor St.	Catholic Elementary (Core and Immersion)	JK – 6 th

(Source: CSDCEO (Catholique Français) CEPEO (Publique Français) CDSBEO (Catholic English) UCDSB (Public English), 2019)

Cornwall is known for its well reputed postsecondary school; St. Lawrence College which offers a variety of courses in applied arts and technology. St. Lawrence College, which has two other campuses, one in Brockville and the other in Kingston, consistently ranks as one of Ontario's leading community colleges. The Cornwall Campus is located at Windmill Point, 2 St. Lawrence Drive, on the St. Lawrence River waterfront. St. Lawrence College, in cooperation with Laurentian University, offers a four-year Bachelor of Science in Nursing. Moreover, pre-university focussed students are able to use credits earned at St. Lawrence College and put them towards their university degree. The college offers 39 one, two, and three year 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, allowing students the option to attend class in the evening and on weekends. The school is able to adequately prepare its students for the workforce through The Centre for Training and Development, which provides training for organizations in private and non-profit sectors.

The NAV CENTRE

The NAV CENTRE offers an all-inclusive getaway experience for a diverse range of world-class event possibilities – from business meetings and conferences, to public receptions and private celebrations. Packages may be customized for every occasion, offering guests a delectable fusion of elegance, leisure, and luxury. As the largest conference centre in Eastern Ontario, the NAV CENTRE boasts 50,000 sq. ft of meeting space, including 70 meeting rooms with a wide array of audiovisual equipment. Alongside the over 500 guest rooms, the facility also offers a full dining room, pub, café, spa and fitness facility including a 25-metre indoor lap pool. The NAV CENTRE also offers access to a renovated 19th-century stone farmhouse which has recently converted to a steak house. The resort-type complex is located on 70 acres of beautifully landscaped parkland overlooking the picturesque St. Lawrence Seaway, offering many options for outdoor activities and events. This is one of the few facilities in Canada to meet the rigorous standards set by the International Association of Conference Centres, and it has earned a four-leaf status from the Audubon Green Leaf™ program, an international standard for environmental protection and energy efficiency in the hospitality industry.

NAV CANADA also offers professional training at the NAV CENTRE through a variety of high quality Air Traffic Control (ATC) certification programs including: Area and Airport Control Training; Meteorology Training, including weather observation, coding and dissemination, and climatology; Instructional Technology or 'training-for-trainers', which aids in the development of skills pertaining to activities such as curriculum design or testing; Technology Training, which provides courses designed to build experience and knowledge on advanced electronics systems; and English as a Second Language in Aviation, which provides language training for professionals in the aviation field.

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. These facilities are outlined in Table 5.4.

The Benson Centre is a state-of-the-art recreation facility situated on 15 acres of land just west of Brookdale Avenue, between Seventh Street West and Second Street West. This facility features three NHL sized ice rinks, an indoor field house with a walking track, and an indoor tennis court. As well as a positive economic impact for Cornwall and the surrounding area, this facility encourages our citizens to maintain a healthy lifestyle, and most importantly, provide our youth with a "world of possibilities" in athletics. The Benson Centre also features a kid's mini stick rink, 6 multi-purpose/ community rooms, a full-service concession, an indoor viewing mezzanine of the rinks and sports Field, free onsite parking for 450 vehicles and is a fully handicap accessible facility.

The Cornwall Civic Complex is the main centre for convention activities in the City. Opened in 1976, the Complex is among the largest and most modern convention centres in Ontario. Set in a scenic landscaped park on the St. Lawrence River, the Complex's near 50,000 square feet of space can accommodate multiple requirements; up to seven individual meetings or catered banquet rooms; a large trade concourse; and an arena or concert hall which can seat up to 6,000 people.

The Cornwall Aquatic Centre is attached to the Civic Complex and offers various levels of swimming programs for all ages. The facility features a 25-metre six lane swimming pool, a leisure pool with spray features, a two-storey water slide and a whirlpool/hot tub. It is also fully wheelchair accessible with a water wheelchair available. The Cornwall Curling Centre, designed to operate separately from the Cornwall Civic Complex, features 6 sheets of ice, complete with a viewing lounge, bar and kitchen. The \$2.2 million facility is located just across the parking lot, it shares with the Civic Complex.

Marina 200 is a municipally operated 150 ship marina and was constructed in 1984, the year of Cornwall's bicentennial. Facilities available to boaters include electrical hook-ups water and pump-out facilities, showers, rest rooms, a Laundromat, and telephones. The Marina is open from 7am-11pm daily, and is located on the waterfront in downtown Cornwall, adjacent to the Civic Complex.

Table 5.4 – Planning, Parks and Recreation Facilities, 2019

Type of Facility	Number
Municipally operated parks	42
Softball Diamonds	8
Outdoor Ice Rinks (11 locations)	11
Tennis Courts (Double Courts)	5
Curling Centre (Sheets)	6
Large Outdoor Pools	5
Softball Diamonds with Artificial Lighting	6
Outdoor Basketball Courts	6
Outdoor Wading Pools	5
Soccer Fields	7
Indoor Ice Surfaces	4
Football Fields	2
Bicycle Paths	40 km+
Splash Pads	3
Indoor Field House	1
Indoor Pool/Aquatic Centre	1
Indoor Tennis	1
Indoor Pickle ball Courts	4
Indoor Badminton Courts	4
Marina	1
Boat Launches	2
Skateboard Park	1
Ski & Snowboarding Hill	1
Indoor Ball Hockey Courts	2
Cross Country Ski Trails	12 km
Outdoor Pickleball Courts	8
Outdoor Ball Hockey pads	1
BMX Racing Track	1
Cricket Pitch	1
Outdoor Amphitheatre	1

(Source: City of Cornwall Department of Planning, Parks and Recreation, 2019)

In addition to these municipal facilities, the completion of the new Cornwall International Bridge in 2014 introduced new landscaped bicycle paths and nature trails that have been added to the existing bike paths connecting the St. Lawrence River waterfront in Lamoureux Park. An additional 10 km was added to the bicycle path with the construction of the new bridge, extending the bicycle path to 40 km in total. 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 11km 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 Crysler Beach.

Chapter 6: Transportation



(Source: City of Cornwall, 2020)

Cornwall's prime geographic location makes it accessible to all major modes of transportation. As such, the City is conveniently and economically located for those industries and businesses which desire to operate in a smaller centre, while maintaining a high level of mobile goods and services.

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 Highways 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 provides a listing of sample distances from Cornwall to major Canadian and American cities.

Table 6.1 – Distances from Cornwall to Major Centers

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, 2019)

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 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 places great importance on being able to offer viable and functional alternatives to automobile use in an attempt to promote a more sustainable and healthy community. With the culmination of 30 years of planning and building; the City boasts approximately 35.6 kilometres of bicycle infrastructure for leisure and transportation use, as well as 23.4 kilometres of provisioned bike lanes implemented into the road network (Figure 5). The City plans to increase the number of bicycle and active transport infrastructure in the future in order to increase the viability and accessibility of these facilities so as to further influence an environmentally friendly population.

Figure 15 – Recreational Trails and Bike Lanes



(City of Cornwall Engineering Department, 2019)

Transportation

Cornwall has many Canadian transportation truck and logistics companies that serve destination points within Canada and the United States. The transportation sector continues to prosper with the ongoing activity in both logistics and manufacturing sectors.

Air Services

Air cargo and passenger services are available all year round at the Cornwall Regional Airport located 7 nautical miles (13 km: 8.1 mi) 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. 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

Cornwall is serviced by five daily trains that connect Cornwall to Toronto and other communities west along Highway 401, as well as five trains that connect Cornwall to Montreal. The Via Rail station is located at 1650 Station Road, just east of Pitt Street. It can be reached by taxi or by Cornwall Transit. Washrooms and Wi-Fi internet are available at the station.

Bus Line Services

The former Delaney Bus Lines Ltd. that provided both commuter services and school bus services has been replaced with the 417 Bus Line Ltd. and the Roxborough Bus Line in the Cornwall area. The new 417 Bus Line (Route 515), offers a weekly commuter service between Cornwall and Ottawa, and provides the option to board at multiple locations throughout the City. Different packages can be purchased to best fit consumer preferences through 417 Bus Lines Ltd. Roxborough Bus Line has expanded their services to the City of Cornwall, fulfilling the school bus service component formerly occupied by Delaney Bus Lines Ltd.

For more information, please contact:

417 Bus Line Ltd. - 613-764-2192

Two inter-city bus lines provide Cornwall residents with access to other neighboring cities in Ontario and Quebec. Greyhound provides weekly basis services to Ottawa on Thursdays, Fridays and Sundays, departing Cornwall around 1:00 pm, while Coach Canada and its partner service Megabus provides 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.

For more information, please contact:

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	Departures (Daily)	Arrivals (Daily)
Montreal	1 hr. 40 min.	6	3
Brockville	0 hr. 50 min.	3	2
Toronto	4 hrs. 49 min.	4	2
Kingston	1 hr. 40 min.	4	2
Kirkland	1 hr. 5 min.	6	3
Scarborough	4 hrs. 20 min.	4	2
Whitby	4 hrs. 0 min.	4	2

(Source: Megabus Canada, 2019)

Note: The above information from Mega Bus Canada is subject to change. On average, the number of daily arrivals remains consistent throughout the week and varies on weekends as there is a greater demand for travel and transportation. There are a higher number of daily arrivals from Friday to Sunday, and fewer arrivals during the week. Be sure to check the Mega Bus website before departing to ensure the most accurate and up to date travel information.

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 below in Table 6.3.

Table 6.3 – 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)

Local Transportation Services

Cornwall’s public transit system provides 88% of the City’s population access to a bus stop within 300 metres and provides ridership to approximately 81,800 passengers annually. Cornwall Transit operates several types of services, including conventional routes, specialized (Handi-Transit) service, industry specials, and charters. The conventional service operates seven fixed routes City wide, Monday through Saturday from 6:00 am to 11:30 pm. The Cornwall Business Park service provides service to the Cornwall Business Park; routes operate in the morning, afternoon and late at night.

The Cornwall Transit fleet currently operates four conventional bus routes, in addition to a Community Bus Service and several supplementary routes to the Cornwall Business Park. Cornwall Transit also operates a parallel Handi-Transit service. 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 which can hold two bikes at a time. In addition to regular conventional services, Cornwall Transit also provides a Community Service route and a Handi-Transit service that provides service from accessible door to accessible door. Cash fares are \$3.00 for adults (including seniors and students) and free for children five years of age and younger. Monthly passes and tickets are also available; \$65.00 for Adults, \$53.00 for students, and \$46.00 for seniors. Cornwall Transit also has a monthly Community Pass for persons receiving benefits from Ontario Disability Program and Ontario Works Assistance for \$46.00. The pass is valid for unlimited-use on conventional and Community Service busses, and 25 tickets on the Handi-Transit. All conventional buses are equipped with an automated audio and visual annunciation system that announces bus stops approximately 200 feet before the stop, and video surveillance is now in operation for the protection of the riding public and the operators. There is now a new on-line tool that allows you to track your bus in “Real Time”. www.waytogo.cornwall.ca. You can also download the app with the information. The app is called Transit.app which offers trip planning and notifications about routes.

Cornwall Transit offers many promotions throughout the year geared to young children, college students and seniors. The partnership between Cornwall Transit and the Cornwall Library 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 colored logo sticker. The St. Lawrence College students are eligible for an annual pass as well as semester pass for half of the cost. Not only has the younger generation benefited from these promotions, but also the seniors. The War Veteran Transit Pass Program provides a free lifetime pass to Canadians and allied veterans who participated in active services during World War II and who reside in the City of Cornwall. Clean Air Day is usually the first Wednesday in June, and this year it falls on June 5th, which is also World Environmental Day. On this day, Cornwall Transit offers free rides to all

passengers boarding. October and November student bus passes and ten ride tickets are discounted. to promote back to school transportation. National Child Day is November 20th, and Cornwall Transit has a partnership to allow children under 18 years old to ride for free to the many events taking place on this Day. These promotions target all ages in order to encourage healthy living and a more sustainable environment. Cornwall Transit is also visible at many Community events, providing transportation, or promoting their services. Furthermore, Cornwall Transit offers festive light charters to view Christmas lights in the community during the winter months and allows seniors and Long-Term Homes to utilize this charter service as a social outing.

Traffic

Table 6.4 provides a list of the 2019 traffic counts along arterial routes in Cornwall. These are ranked from the most travelled routes to the least travelled, of those surveyed. Figure 16 illustrates the traffic routes ranked by volume. The top five busiest intersections within the City of Cornwall are; Brookdale/Ninth, Ninth/Sydney, Brookdale/Vincent Massey-Thirteenth, Marleau/Lochiel, and Ninth/Pitt.

Table 6.4 – Traffic Counts: Average Daily Totals, 2019

15000+	From	To
Hwy 401		
Brookdale	9th	14th
9th/Marleau	Pitt	Lochiel
12500-14999	From	To
Hwy 138		
Brookdale	9th	Traffic Circle
Pitt	13th	Emma-Balmoral
McConnell	9th/Marleau	Tollgate
9th	York	Pitt
Marleau	Lochiel	Nick Kaneb
2nd	McConnell	Glengarry
10000-12499	From	To
Brookdale	14th	Tollgate
Pitt	9th	11th
Pitt	Emma-Balmoral	Tollgate
McConnell	Tollgate	Hwy 401 south ramps
Boundary	SCM	Hwy 401 south ramps
9th	Brookdale	York
Marleau	Nick Kaneb	Glenview
2nd	Sydney	McConnell
2nd	Glengarry	Anthony
Water/Montreal	Cumberland	Belmont/St. Lawrence
7500-9999	From	To
Brookdale	Water	Traffic Circle
Brookdale	Tollgate	Cornwall Centre
Pitt	4th	9th
Pitt	11th	13th

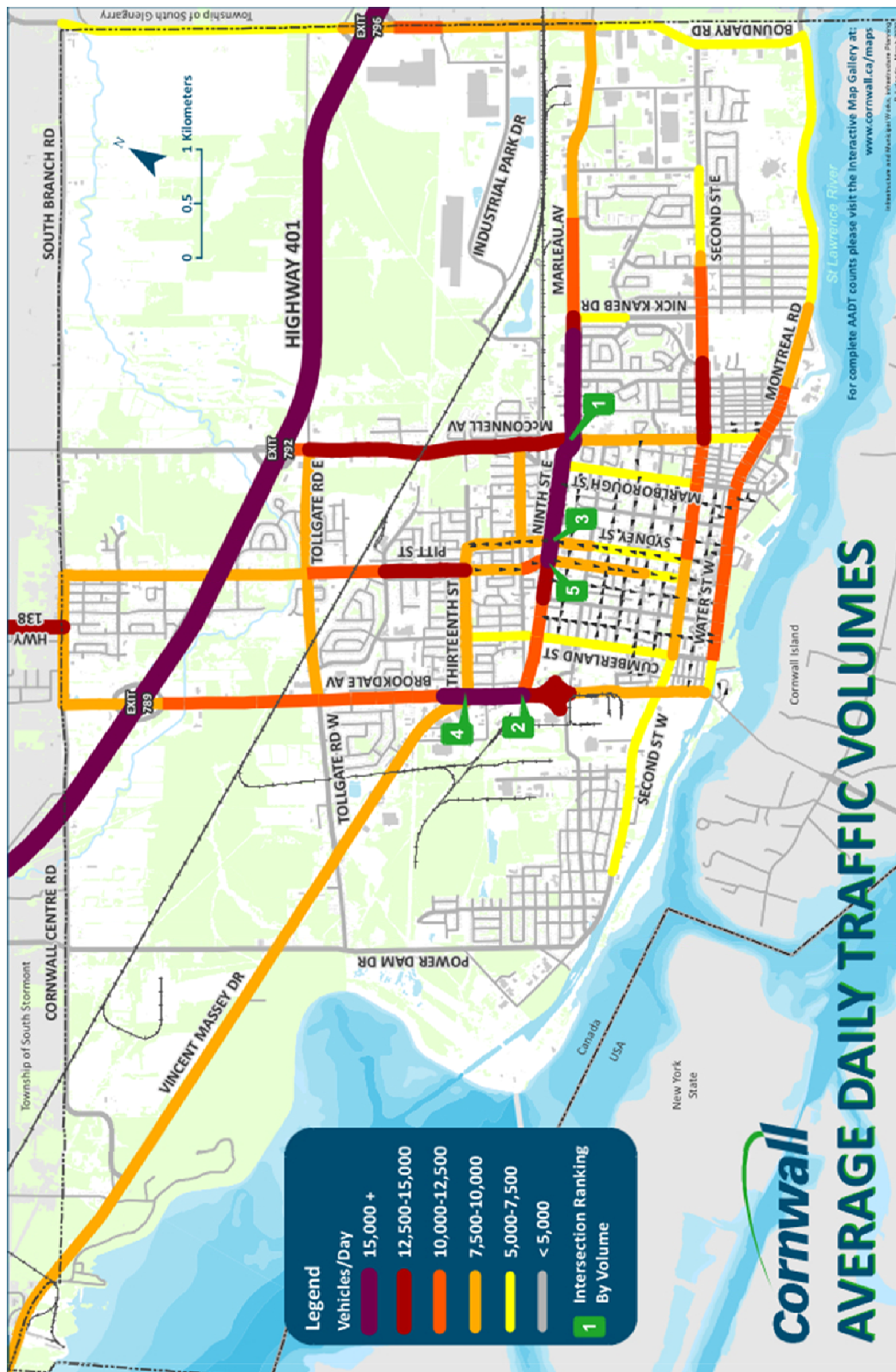
Pitt	Tollgate	Cornwall Centre/South Branch
Sydney	7th	13th/Lemay
McConnell	2nd	9th/Marleau
Boundary	Marleau/Tyotown	SCM
Boundary	Hwy 401 south ramps	Hwy 401 north ramps
Cornwall Centre	Brookdale	Pitt
Tollgate	Brookdale	McConnell
Vincent Massey/13th	West Limit	Sydney
11th	Sydney	McConnell
Marleau	Glenview	Boundary
2nd	Cumberland	Sydney
2nd	Anthony	Leonia
Montreal	Belmont/St. Lawrence	Danis

5000-7499	From	To
Cumberland	2nd	13th
Pitt	2nd	4th
Sydney	2nd	7th
Marlborough	2nd	9th
McConnell	Montreal	2nd
McConnell	Hwy 401 south ramps	South Branch
Nick Kaneb	Holy Cross	Marleau
Boundary	Montreal	Marleau/Tyotown
Boundary	Hwy 401 north ramps	South Branch
2nd	Westmooreland	Cumberland
2nd	Leonia	Campbell
Water	Brookdale	Cumberland
Montreal	Danis	East Limit

(Source: City of Cornwall, Transportation Department, Engineering, 2019)

* **Note:** Traffic counts are recorded at mid-blocks and nearest crossroads indicated above. Manual and ART are represented in the traffic tables. Also note that this is a tentative list as it only has half the summer's data, so some numbers may change when updated in September.

Figure 16 – 2019 Traffic Counts Ranked by Volume



(City of Cornwall Engineering Department, 2019)

Chapter 7: Industrial Data



(Source: City of Cornwall, 2016)

Industrial Sectors

Cornwall's industrial economy is dominated by three particular sectors: Manufacturing, Logistics and Food Processing. Most of the companies in these sectors can be found in the Cornwall Business Park, located in the east end of Cornwall.

Manufacturing remains a strong and growing sector in Cornwall. According to the 2016 Census, 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 companies operating manufacturing operations in Cornwall. The following represent the largest employers in the sector as 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. Most of these companies can be found in the Cornwall Business Park, located in the east end of Cornwall. 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 one of the fastest growing sectors in Cornwall, in part due to Cornwall's strategic position between 3 of Canada's largest urban centres - Montreal, Ottawa and Toronto. There are a wide variety of companies operating food processing operations in Cornwall. 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

The Cornwall Business Park is located in the eastern part of the City, immediately adjacent to Highway 401. At well over 1600 acres, the Business Park is home to some of Canada's largest distribution centres, award-winning manufacturers, and transportation companies.

The Park is zoned to include a wide range 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. Manufacturers include Morbern, Ridgewood, Johns Manville, Laminacorr and contract electronics manufacturer, SigmaPoint.

Food processing is a growing sector with state-of-the-art facilities operated by Olymel and Leclerc Group.

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

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 3 miles (4.8 km) away via the Seaway International Bridge and Cornwall's deep-sea Harbour is 2 miles [3.2 km) 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 60 minutes away, while Cornwall Regional Airport is an easy 10-minute drive.

Available Land

Fully serviced land in the Business Park is currently for sale at \$50,000 per acre, making it some of the most affordable land in Ontario. When considering that Cornwall has very modest development charges, the cost to develop a facility in the Business Park is truly a great incentive to build.



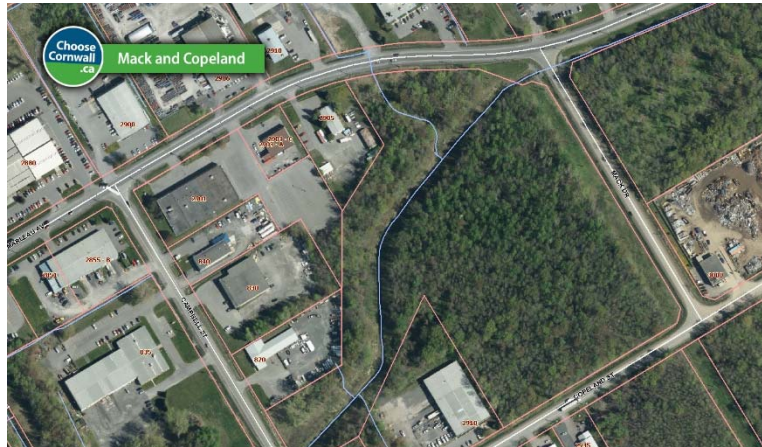
You can view a video of the Cornwall Business Park on the Choose Cornwall YouTube Channel

Detailed Maps and Brochure

Detailed maps of available land, along with a brochure of the Cornwall Business Park are available to be downloaded from the **ChooseCornwall.ca** website.

A video is also available on the Choose Cornwall YouTube channel.

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

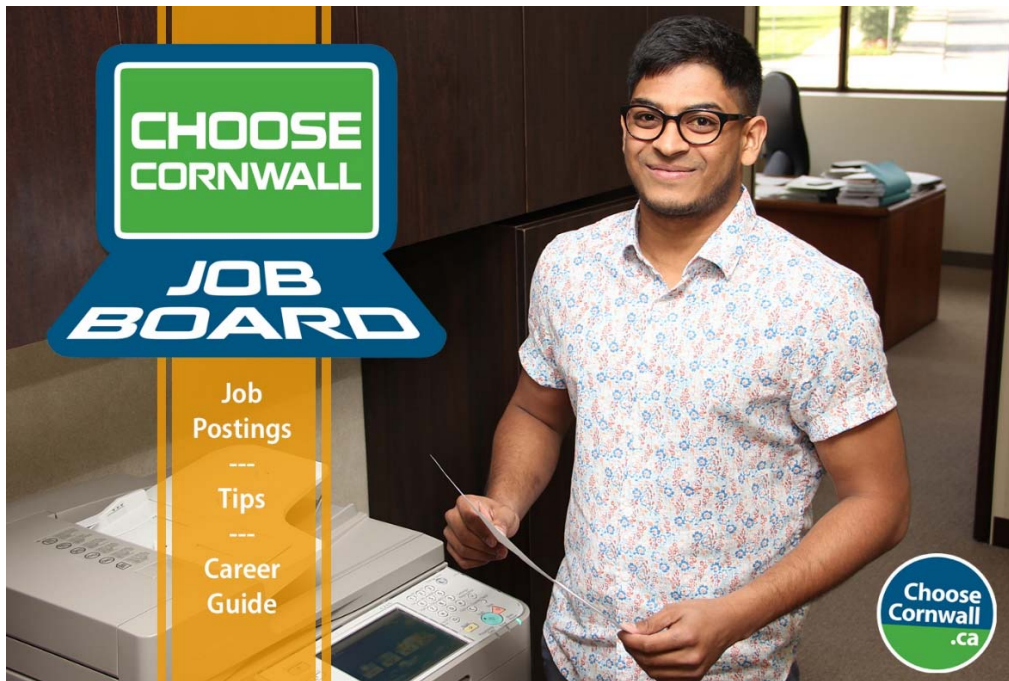


(Economic Development, 2020)

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 received tips on how to find a job.



Building Activity

Companies continue to expand existing operations and build new facilities in the Cornwall Business Park. The following tables examines Building Permit activity over the past few years.

Table 7.1 – Cornwall Industrial Building Permit Summary, 2009-2019

Year	Construction		Additions		Total	
	Number	Cost (\$)	Number	Value (\$)	Number	Cost (\$)
2009	3	39,183,001	1	20,000	4	39,203,001
2010	2	1,256,352	1	60,000	3	1,316,352
2011	1	94,700,568	1	993,000	2	95,693,568
2012	3	700,243	3	49,100,000	6	49,810,243
2013	1	1,100,000	1	31,740	2	1,131,740
2014	2	422,000	0	--	2	422,000
2015	--	--	--	--	--	--
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

(Source: City of Cornwall, Building Division, Breakdown of Building Permits issued, 2009-2019)

* **Note:** Totals do not include repairs and demolitions.

Industry in Cornwall: Looking Ahead

Several years of consistent positive growth has created optimism that Cornwall's industrial sector will continue to grow. Logistics and food processing are two sectors with expected to grow in 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 has taken place over the past year. For the past 23 years, the *Year in Review* report has summarized major private and public sector development activity that has occurred in Cornwall over the past 12 months.



Copies of the *Year in Review* report are available for download from the Resources page on the **ChooseCornwall.ca** website.

Although industrial activity can be found in small industrial zoned areas in the west and central parts of Cornwall, the majority of activity and growth potential in this can be found in the

Cornwall Business Park. Over 1600 acres of the Business Park is fully developed. Approximately 400 acres remain immediately available, with steps being taken to expand this inventory.

According to the Municipal Comprehensive Review (MCR) conducted by Watson and Associates Economists in 2014, Cornwall's "employment lands" currently make up approximately 22% of the City's total employment base at around 5,730 jobs. However, the employment opportunities in these areas are forecast to grow over the next twenty years, adding approximately 1500 new jobs by 2034. In order to support this increase in jobs, the demand for new developable employment lands in Cornwall is expected to total 531 net acres. Judging by the current percentage distribution of developed employment lands in Cornwall, one may assume that much of this demand will be met through the continued development and expansion of the Cornwall Business Park. This new development will undoubtedly create more jobs in the Cornwall Business Park and contribute to the growing success of Cornwall's diverse economy.
(Watson & Associates Economists Ltd., City of Cornwall Municipal Comprehensive Review, 2014)

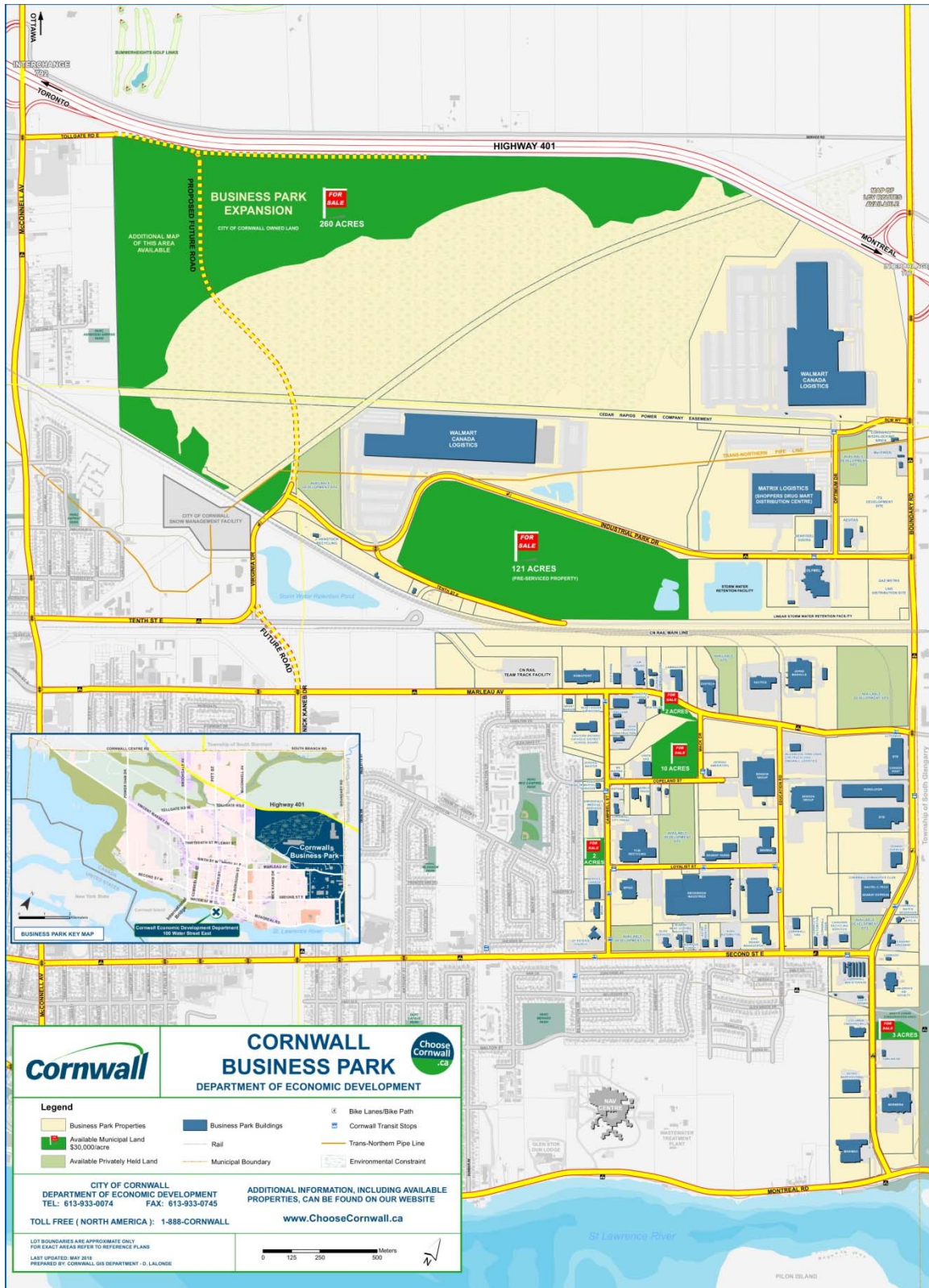
Cornwall Economic Development

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 to 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 6L3-933-0074 or via **ChooseCornwall.ca**.



Figure 17 – Cornwall Business Park, 2019





CHOOSE CORNWALL

If you are looking to invest, take a closer look at Cornwall.

With low cost real estate and a welcoming business community, Cornwall gives you the best possible chance to succeed.

Learn more about development opportunities by contacting Cornwall Economic Development. Visit us online for current business news, available real estate and local job postings.

Bob Peters
Devison Manager, Economic Development
613 551-6715
bpeters@cornwall.ca

