

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2013-06
Meeting Date: Mon September 16, 2013 07:00 PM
Location: City Hall Council Chambers, 360 Pitt Street, Cornwall, Ontario, K6J 3P9
Chair: CN=Glen G Grant/OU=CITYHALL/O=CityCornwall
Prepared By: Ely Daniels, Administrative Assistant

Attendance Committee Members:

André Rivette, Councillor
Bernadette Clément, Councillor
Glen Grant, Councillor
Syd Gardiner, Councillor
David Murphy, Councillor
Denis Carr, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Gerald E. Samson, Councillor

Regrets:

Bob Kilger, Mayor
Denis Thibault, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning Division
Ely Daniels, Administrative Assistant
Enrique Figueredo Kamm, Transportation Engineer
James Fawthrop, Design and Construction Engineer
John St. Marseille, General Manager, Infrastructure and Municipal Works
Ken Bedford, Supervisor, Planning Division
Mark A. Boileau, Manager, Economic Development
Mary Joyce-Smith, Senior Planner
Stephen Alexander, General Manager, Planning, Parks and Recreation

Attendance Media:

Greg Peerenboom, Standard Freeholder

Attendance Public:

Eric Lang, Chair, Centretown Streetscape Revitalization Strategy Steering Presentation
GH Chuck Charlebois, Groupe Renaissance Group and
Janak Alford, Prototype D, for Cornwall Harbour Revitalization Presentation
John Markell, J.F. Markell Homes Ltd.
Bill Knight and Michael Fawthrop, Genivar
Mike Keene, Fotenn

Wayne Hargrove, 526 14th Street West
George Larin, 2980 McConnell
Shirley Chaisson & Kim Dolan, 2265 Pitt Street
Denise & Albert Levac, 1311 Walton Street

**Ybeltje LeBlanc, 2273 Pitt Street N.
Derrick LeBlanc, 212 Hemlock
Aaron Clodd, Smart Centres, 700 Applewood Cres., Vaughan
Carlos Da Silva, Patterson Group, Colonnade Road, Ottawa
Debbie & David Larin, 17445 South Branch Road
Eric Bergeron & Allison St.Louis, 30 Adams Avenue
Norm Warner, 225 Adolphus Street**

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chairman Grant called the meeting to order at 7:00 PM.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: André Rivette, Councillor
Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

That the Minutes of the Planning Advisory Committee Meeting (No. 2013-05) dated June 17, 2013 be approved as presented.

Moved By: Gerald E. Samson, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

1.) Mr. Eric Lang, Chair of the Centretown Streetscape Revitalization Strategy Steering Committee - Provided Council with a PowerPoint presentation regarding the conclusion of the work done this summer focused around the implementation of the EDA report and principles at three strategic locations in the HOTC being i) The new bridge intersection area at Water Street and Brookdale; ii) The southwest block (presently gravel parking lot) at First and Pitt Streets; and iii) The Nativity Church Square in Le Village. For the progress which has occurred over the

past several months and years to continue, Eric Lang reinforced how imperative it was that the phases and plans for designs and concepts be implemented as soon as possible. He also described realistic phased approaches for constant progression with all of the projects and reinforced that the Implementation Committee must capitalize on all that has already been done and use existing resources and committees to maintain both the involvement of City Administration, business and public interest. He stated how regular updates to Council on their progress, as well as improved contact with the relevant City departments be maintained as a paramount priority for the Design Implementation Committee. Each project presented will require a unique set of partners for success, with some involved in all three design projects. He also added that without the help and support of community and local business partners, the projects would not go forward. He added it was imperative that the two downtowns and Business Improvement Associations increase efforts to cooperate and unite whenever possible, as it will have significant benefits for both areas and associations, and improve the tone and physical characteristics of the Centretown area. He advised Council of two future priorities; one-way street system to revert back to two-way, and parking along Water Street. Most pressing on that list of streets to convert into two-way is Pitt Street. It has become evident that focusing on the pedestrian and converting one-way traffic back to two-way is significantly better for a downtown's social and economic well-being. He added that Parking along Water Street should also be a priority to encourage a direct connection between the downtowns and the Waterfront, and to pull visitors coming off of the new low-level bridge. As well, the location of the parking would also have a traffic-calming effect, reducing the speed of vehicular traffic, and improving driver awareness of pedestrian safety. While the designs presented address issues and requirements specific to the strategic sites, the goals of their work, and of the greater HOTC project, are to improve the quality of life for the people in the community and promote comprehensive improvements for the City of Cornwall.

Councillor André Rivette said the presentation was a good step forward and wanted some clarifications with regards to working together with the new Bridge Authority. He said the ideas presented were perfect, and would like to see them implemented as soon as possible with the cooperation of the Bridge group.

Ken Bedford replied that Steve Wintle is the liaison person with the Bridge Authority in terms of the construction elements of the bridge. With regards to integrating a number of ideas presented within the overall project, the proposal is that it will happen over a number of years, as the bridge is constructed and the old one taken down. Steve Wintle suggested there are elements that can be incorporated within the construction project, as the old bridge is taken down, and a western lane put in along that corridor. The incorporation of a number of these Centretown (EDA) ideas will take place at that time. He added that this project is a long-term proposition, and a continuum over 10 - 15 years. So as capital projects are proposed through budget each fall, the elements that have been proposed through the Design booklet, would be incorporated through engineering. This will be an annual exercise over many years.

Councillor Andre Rivette agreed with parking location as there is some heavy traffic, and said it was a great report and encouraged Eric Lang to keep it a priority.

Councillor Syd Gardiner asked whether there were any discussions about free parking in the Downtown, and also about the possibility of having angled parking on Water Street for more space.

Eric Lang replied he was aware there were discussions about free parking, but not through this report. With regards to angled parking, he advised it would require more asphalt.

Councillor Syd Gardiner said that he did not see La Caisse Populaire Desjardins listed as a contributing partner to this project, and thought they should be.

Eric Lang replied since this report, there have have been discussions with them.

Councillor Bernadette Clément, thanked Eric Lang and the Queen's students for their hard work as well as the members of the Downtown BIA who have shown particular leadership around this issue. She added that we must nurture development in the Downtown as it defines us artistically, culturally and historically in a way that other commercial development does not.

Councillor David Murphy thanked Eric Lang for his inviting report and great suggestions, and asked about timelines.

Eric Lang replied they are prepared to do them all right away, however, it is an Administration decision.

Councillor David Murphy asked Administration how often traffic flow studies are done on Water Street, and whether they had incorporated the possibility of reducing Water Street. He also asked whether the resurfacing issue of two-way streets, was a costing or logistics issue.

Enrique Kamm replied traffic studies are done every year, and have incorporated the possibility of reducing Water Street. With regards to two-way streets, it has always been a costing issue.

Councillor David Murphy reinforced that this opportunity must be embraced even though it would be costly, as it will be money well spent.

Councillor Gerald Samson congratulated Eric Lang and the students on a job well done. He added that two-way streets would be beneficial for seniors and people with special needs as it would provide more accessible parking downtown. Apart from the promising concepts presented, he described ideas he would like to see implemented such as more lights, a plaque with the history of Cornwall that would consist of the Downtown and Le Village, a sign welcoming people to the friendly City of Cornwall, etc. He concluded that ten years for the development of this project is too long, and that the Committee has to find means of taking the gas tax and trying to put it into development in the Downtown core.

Councillor Elaine McDonald, would love to speed up the clock for this project as well but realizes these things take time. What pleased her most about the project is that it is pedestrian friendly, and the idea of turning one-way streets into two-way streets is a great concept to encourage pedestrian friendliness. She asked whether Eric Lang felt a sense of urgency in this development, as there is so much more traffic from the Park to Downtown, and whether he was disappointed of the choice of streets picked for a design project; First and Pitt, instead of Water and Pitt.

Eric Lang replied that personally his choice would have been Water and Pitt, however, he has been a long time resident of Cornwall and so, doesn't have that first impression.

Councillor Denis Carr clarified some answers to questions put forth. He stated the EDA's

proposal was paid for by both BIA's, Centretown, HOTC. They all met and decided to bring in an urban design architect through the recommendation of then General Manager of IMW, Norm Levac. He added they are aware it is a lot of money, and have spoken to both Provincial and Federal Governments. He reiterated that some of these projects can only happen with the support of infrastructure money from both governments. What is presently happening is they are 'piggy-backing' on other projects happening in the City right now, and gave the example of the new bridge. They will continue to get involved whenever the City has new infrastructure projects.

Chair Glen Grant thanked Eric Lang for all his work and dedication in trying to improve the City, and said it is appreciated by Council and PAC.

2.) Mr. Chuck Charlebois, President, Groupe Renaissance Group (GRG)

Ken Bedford indicated that the next presentation would be by Mr. Chuck Charlebois and his research team regarding their year's worth of work on the Cornwall Harbour Design Revitalization Project.

Chuck Charlebois of GRG, and Janak Alford of Prototype D Architects, provided an overview of their Design project which supported Renaissance Group's vision for a revitalized Harbour. The ideas for the Harbour which drove the Renaissance Designs/Work were received from hundreds of community stakeholders. Chuck Charlebois stated it is a rare thing to find a site like Cornwall Harbour that has so much history, while at the same time, having so much potential. He described their design strategy, and considered a variety of elements in developing it. In developing this proposal, they worked hard to ensure that what they had visualized, could be attained, and had to understand at this early phase, the high-level costs of the entire project, so they had to plan accordingly. When laying out the spaces, they considered market acceptable rents for new commercial floor areas, and ensured the development had the greatest opportunities for success. The vision presented has great potential and balances community demand, while taking into consideration the real challenges of site and development constraints. The Cornwall Harbour site will require some initial forming of partnerships between the public and private sectors to allow it to become fully ready for development, and this presentation is a great opportunity for Cornwall to have discussions now for its future.

Councillor Elaine McDonald thanked the Renaissance Group for their report, and their success in making us believe we can do this. This is the one project that is unique and for the people. In their design, she asked whether they had a section proposed down at the water level.

Janak Alford, Architect, replied there wasn't a section built at water level, however, they incorporated steps where the dock would end, and built in floating docks.

Councillor Gerald Samson asked for clarification about the \$22,000,000 mortgage stated on page 31 of their booklet.

Chuck Charlebois replied that this was not a city project per say, but a private sector one that would drive this project. He added that if the right partnership was formed, and incorporated into what is being developed on the north side of the harbour at the Cotton Mills, that is where the finances would come from. Janak Alford added they approached it in the same way they approach a large scale commercial project. So they outlined both their construction and remediation costs and other aspects, to show their estimated costs, and also broke down all the spaces contained within the building and the market rents that would support that. They looked

at this project with a very commercial or private sector point of view. It is intended as a focal point for continued discussion on the future of the Harbour area as a whole, and to generate excitement for moving forward with some type of vision.

Councillor Syd Gardiner stated this is a project that really makes you proud and asked what happens when development starts, in terms of attracting more businesses to Cornwall.

Janek Alford replied that their focus was to bring people in, and that it is vitally important that projects like this one, the Cotton Mills Development, and others carry on, as they will translate into more residential redevelopment around it and strengthen assets that are already there. Cornwall has to look at every opportunity and celebrate what it has to offer. Cornwall has hundreds of acres of land that are on the best real estate locations just waiting for development.

Councillor Bernadette Clément thanked Chuck Charlebois and his team, for their vision and by providing a road map of future developments to come as well as for being pragmatic in their approach. She also thanked them for their bilingual documentation which she felt was respectful and a great marketing tool. She asked about their spectacular design and if they had been inspired by a similar type of project in other cities.

Janek Alford replied there is certainly some similar flavors to what they were trying to capture in their visions. Trying to pay homage to the history in reference to the seaway life, while maintaining a clean, durable and modern design. He said that other examples in the Netherlands were inspirational as well.

Councillor André Rivette said he could see this project happening, and commended them for their vision and hard work.

Councillor Maurice Dupelle thanked Chuck Charlebois and his team for their dedication, work and amazing design and wanted to touch on their public interest and the results of the survey. He felt that people showed a lot of interest and provided feedback to Chuck and his team. He added he was most impressed that Renaissance Group decided to make Media contacts as part of this project and stayed connected with the residents of Cornwall.

Councillor Denis Carr said this was a great project and asked whether the Cotton Mill Lofts developers were very supportive of this project and if they have had the opportunity to present this project to the Member of Parliament, Mr. Guy Lauzon.

Chuck Charlebois replied that developers are supportive of this project and some have already funded into it, and with regards to MP, Guy Lauzon, he has always been supportive, and will receive this report. He concluded that any opportunity that shows good planning, participation and partnership will be welcomed.

Chair Glen Grant thanked Chuck Charlebois and his team for their presentation and for promoting the Waterfront as well. The Report/Presentation material was subsequently received by the PAC for continued consideration and reference by the Municipality.

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

Ken Bedford advised that there are two public meeting items for consideration by PAC. Both public meeting items were advertised in the Standard-Freeholder on Saturday, August 17, 2013 for PAC File No. Z-06-2013 (405 and 700 Cumberland Street - Removal of (H) Hold on the CC-SC Community Commercial-Shopping Centre zone/Smart Centres), and PAC File No. Z-02-2013 (North Quadrant of the City, immediately East of Pitt Street, on the future Mercier Avenue Extension - J.F.Markell Homes - Draft Northwoods Forest Plan of Residential Subdivision). A 400 foot Radius Notice to applicable Township and City property owners for both respective files were mailed out on Wednesday, August 7, 2013.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

1 Removal of Hold Provision on the CC-SC Community Commercial-Shopping Centre Zoning on Part of Lot 12, Concession 1, Municipally known as 405 and 700 Cumberland Street, Cornwall, Ontario

Click for detail --> 

Mary Joyce-Smith reviewed her PowerPoint Presentation on this matter and provided explanations for the proposal by Cornwall South Investment Limited to proceed with the re-development of this property for a commercial power centre. The recommendation is for the Planning Division to support the removal of the Hold from the CC-SC on site zoning, as a posting on the MOE Environmental Registry of a Record of Site Condition (RSC) for the property which has occurred, thus addressing the Environmental issue under the Hold category.

Councillor Glen Grant asked three times if there were any other comments from the public, and there were none.

Questions from PAC Members:

Councillor Gerald Samson wanted clarification with regards to site costs and whether they were being paid by the developer or the City.

Mary Joyce-Smith replied they had been paid by the current owner (Domtar Inc.) at the time.

Councillor Denis Carr asked if when the Hold on the land is taken off, it would mean that development would take place or is this one of the conditions that had to be removed before the sale.

Mary Joyce-Smith said they are looking at the zoning on the site so in order for the zoning to be in compliance, the Hold had to come off, for any use to be legal.

Councillor Denis Carr asked whether the removal of the Hold (H) will have any impact on the value of the property.

Mary Joyce-Smith replied that commercial taxes will begin at the point where the Hold is removed.

Councillor Bernadette Clément asked whether the Patterson Group was the qualified firm to do the testing in order to post a record of site condition. She also wanted clarification on whether there was a portion of the site that was not included in the Record of Site Condition.

Mary Joyce-Smith stated that for a commercial use, this level of testing is acceptable and Patterson Group is the QP that reviewed the Remediation Work documentation.

Ken Bedford further explained that this Record of Site Condition used 2004 MOE Table 3 standards. He stated that once a RSC is posted, it's a snap shot in time. Plannings' interpretation of that is that it is not under audit by MOE and does remain posted on their registry, therefore, it is a valid RSC and reasonable to remove the Hold (H) at this time. He added the one issue that Councillor Clément might be referring to is a small corner (southeast area) of the property that does not have full remediation because of the existence of a gas line. The way that Planning would control this is to freeze the area from building development through the Site Plan Control process, which is reasonable and lies in the setback areas.

Councillor Bernadette Clement asked if there were any objections or calls.

Mary Joyce-Smith replied that since the principle of development had been set in 2007 with a full review and notice to all abutting property owners, what Staff proposed to do was to send out notices to the abutting neighbours. There have been no calls or objections received.

Councillor Bernadette Clement clarified that back in 2007 we put a Hold as we were waiting for the MOE approval, so now Staff is recommending the removal of the Hold. This was confirmed by Mary Joyce-Smith and Ken Bedford.

2 *DRAFT - KEM Developments LTD., (NORTHWOODS FOREST DEVELOPMENT) - Agent: John F. Markell - Review of an Application for a Draft Residential Plan of Subdivision (Folder 286), Being Part of Lot 8 and Part of the East Half of Lot 9, Concession 3, Situated in the North Quadrant of the City, immediately East of Pitt Street, on the future Mercier Avenue Extension and Review of the Required Official Plan Amendment (No. 28) and Rezoning Associated with the Draft Plan (PAC FILE # Z-02-2013)

Click for detail --> 

Ken Bedford stated the second application for consideration is by J.F. Markell Homes Ltd. for draft plan of subdivision, rezoning and official plan amendment on Parts of Lot 8 and Part of the East Half of Lot 9, Concession 3, situated east of Pitt Street, north of the 401. He added that the representatives of J.F. Markell Homes Ltd., Bill Knight, and Michael Fawthrop of Genivar as well as Planning Consultant Mike Keene of Fotenn were also present to answer questions. He advised that Mary Joyce-Smith will provide her second presentation and that proponents will have the opportunity to make statements afterwards.

Mary Joyce-Smith reviewed her PowerPoint Presentation on this matter and provided explanations for the Draft Plan Approval, Official Plan Amendment and Rezoning for Northwoods Forest Subdivision, KEM Development (John Markell). She stated the City of Cornwall has Delegated Subdivision Approval Authority. The Plan has been reviewed in respect to policies of the Provincial Policy Statement, the Official Plan, existing Zoning on site and current design standards. She added that this plan is the result of comments and input received from various City Departments and outside Agencies. The Planning staff considers that this Draft Plan is a first stage in developing a new neighbourhood past Pitt Street extension, and that the Draft Plan meets the criteria of maintaining an inventory of Draft Approved lots as

directed in the Provincial Policy Statement. She concluded the timing of the registration of this plan is dependent on the speed of development which appears to be positive at this time, and that discussions with the Developer, have been positive with regards to Planning Division's request for a Block on Lot 3 for future possible access to the VLA lots to the South.

The proponents then provided a description of their proposal and stated they very happy to have been able to satisfy all the conditions that Planning and Engineering have brought up. Their Consultants have been able to solve any capacity issues, and they look forward to the developing the property.

Chair Glen Grant asked if there were any questions from the public.

Questions from the public:

Kim Dolan of 2265 Pitt asked if her house will now become a corner lot, and wanted clarification on the easement beside her home.

John Markell replied that yes her lot will now become a corner lot, and will have the same buffer that any other corner lots have. In regards to the easement, it will be turned into a small lot single.

Phil Chapman of 2261 Pitt was concerned about traffic issues on his street, and asked whether the City was going to look after that.

John Markell replied that a traffic impact study was done and was aware that Pitt Street is very busy. They ran into a similar issue on another subdivision project, where it became imminent that they had to develop a second exit, so everyone would not be coming out of Pitt Street. For their third phase, they have proposed a second exit will come out north on Cornwall Centre Road. So they will not be adding on to traffic on Pitt Street.

Roger Laflamme from St.Andrews and owner of Lot 28 located on Pitt Street asked whether future developments would be moving further south.

Mary Joyce-Smith replied the next development would be moving further north.

Chairman Glen Grant asked three times if there were any other comments from the public, and there were none.

Questions from PAC Members:

Councillor Gerald Samson asked what is the actual procedure when there is a lot easement, and said that something has to be done regarding traffic congestion on Pitt Street.

Mary Joyce-Smith replied that it depends on the status of the easement to whom it belongs to, and asked Jamie Fawthrop if it was municipal.

Jamie Fawthrop replied that if the easement is located on a future city street, then it would no longer be an easement, it would be conveyed to the City and the City would own the land. It all depends on who the easement is in favor of and what it is for, if it is on north side of the property, then it is not in favour of the City.

With regards to traffic congestion on Pitt Street, Enrique Kamm said they are planning to maintain collector information for Mercier, whenever is needed they could plan to have signals at Pitt and Mercier.

Councillor Dave Murphy wanted clarifications on Right-of-Ways for the southern and northern potential developments on the VLA (DVA) lots.

Mary Joyce-Smith replied there will be a block on Lot 3 and there are special provisions in the draft plan conditions for Lot 42. She added the developer has two options of working to the north or coming around through the next phase.

Councillor Bernadette Clement wanted clarification regarding timeline.

John Markell replied they were expecting development to proceed in a similar fashion as their last subdivision, and seem to be working at 3 to 4 years a phase. Based on that premise they would be 7 to 10 years before the development of Phase 3. They may be able to do it faster and will do 35 units per year which will be done in three sections, the north, east and west end. He concluded if they do 15 houses a year in that development, they will be doing very well.

Councillor Bernadette Clement had concerns about storm water management and wanted more explanation on how they were going to work with the City with regards to Storm Water Management, and whether adjacent lands had any concerns.

Jamie Fawthrop replied they will control stormwater runoff from the proposed development using a Stormwater Management (SWM) Pond. The SWM pond will be sized to restrict stormwater runoff from the site. The proposed SWM pond will discharge to an existing watercourse located on the Developer's property which eventually crosses Pitt St., then Highway 401 and ultimately discharges into the South Branch of the Raisin River.

Mary Joyce-Smith added adjacent property owners have no objections or concerns.

Councillor Andre Rivette asked John St.Marseille about the retention pond and wanted to be clear that there will be a system in place that will not infringe on any other areas.

John St.Marseille replied that this was the most important engineering-related question raised when doing the review, and turned the question to Jamie Fawthrop who has undertaken the review of the designs or issues to make sure that the design meets and/or exceeds the City's design expectations.

Jamie Fawthrop said the development proposal must maintain the existing flows or reduce them, and yes there will be a reduction to the storm water running off the site.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

1 Removal of Hold Provision on the CC-SC Community Commercial-Shopping Centre Zoning on Part of Lot 12, Concession 1, Municipally known as 405 and 700 Cumberland Street, Cornwall, Ontario

Click for detail --> 

Following a further brief discussion, it was moved:

That PAC approve the removal of the "Hold" provision applied to the former Domtar Construction Materials site, also known as the Domtar "No Co-Rode" Production Plant (COWALL), located at the corner of Seventh Street and Cumberland Street. This will ensure the zoning is fully in place to allow for the redevelopment of the commercial centre.

MOVED BY: Gerald Samson, Councillor

SECONDED BY: André Rivette, Councillor

MOTION APPROVED

2 DRAFT - KEM Developments LTD., (NORTHWOODS FOREST DEVELOPMENT) - Agent: John F. Markell - Review of an Application for a Draft Residential Plan of Subdivision (Folder 286), Being Part of Lot 8 and Part of the East Half of Lot 9, Concession 3, Situated in the North Quadrant of the City, immediately East of Pitt Street, on the future Mercier Avenue Extension and Review of the Required Official Plan Amendment (No. 28) and Rezoning Associated with the Draft Plan (PAC FILE # Z-02-2013)

Click for detail --> 

Following a further brief discussion, it was moved:

i.) That the application for an Official Plan Amendment on the 19.43 ha (48 acres) of the Northwoods Forest Development parcel from Stage 3 and Unstaged Lands to Stage 1 Lands and from Rural Area (RA) and Urban Residential (U.RES) to Urban Residential (U.RES) designation be approved;

ii.) That the rezoning of the thirteen (13) acres (5.59 ha.) on the area assigned for the Northwoods Forest Development, Draft Plan of Subdivision from Residential 20 (RES20) to Residential 15 (RES15) with site specific exceptions be approved; and

iii.) That Draft Plan of Subdivision approval be given to the draft plan prepared by Kirk L. Stidwill, O.L.S., dated June 7th, 2013 (Revision 2) on Part of Lot 8 and Part of the East Half of Lot 9, Concession 3, and that a Reserve Block be created in place of Lot 3 along the South Side of Mercier Avenue to be considered in the future as **either** a Development Lot or to be used as a Municipal Right of Way for a future access to the rear VLA lots (development) lots east of Pitt and south of Mercier.

MOVED BY: Denis Carr, Councillor

SECONDED BY: David Murphy, Councillor

MOTION APPROVED

OTHER / NEW BUSINESS:

Dana McLean reviewed her PowerPoint Presentation on the following matters.

1 CPPEC Recommendation July 4, 2013 HOTC#2013-08 437 Sydney St

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-08 funding request by CCVS Alumni Association at 437 Sydney St, be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$2,000

Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Maurice Dupelle, Councillor

Seconded by: André Rivette, Councillor

MOTION APPROVED

2 CPPEC Recommendation July 4, 2013 HOTC#2013-09 36 Marlborough St N

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-09 funding request by Lalande Plumbing Inc at 36 Marlborough St N, be approved as follows:

Program 3: Project Design Grant -\$1,100

Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Maurice Dupelle, Councillor

Seconded by: André Rivette, Councillor

MOTION APPROVED

3 CPPEC Recommendation July 4, 2013 HOTC#2013-10 40 Fifth St W

Click for detail --> 

PAC was presented with the following CPPEC recommendation as follows:

That HOTC#2013-10 funding request by the Agape Centre at 40 Fifth St W, be denied as it does not meet the requirements of the Heart of the City Community Improvement Plan.

Motion by: Councillor Glen Grant

Seconded by: Mark Boileau

CARRIED

Dana McLean explained that this application was for a facade, and that the CPPEC Committee had denied it as it did not meet the requirements under HOTC CIP, are an outside agency that currently receives monies from the City Council Budget, and are outside the priority area. They were going to be applying for a grant for a handicap ramp to facilitate their facade entrance, but

under the Trillium Foundation, they can apply for handicap ramps as well. The Committee felt this application should be denied. She reiterated that when CPPEC reviews an application and it is denied, she provides written correspondence to the applicant with the reasons why it has been denied.

Councillor Elaine McDonald wanted more clarification as to why the application had been denied. She stated that they were ineligible because they were already receiving some monies from the City Council Budget, which is not for infrastructure but for food. She stated she thought it was a stretch to say that a food benefit would make them ineligible for an infrastructure grant, and asked whether there were any other grants given outside the priority areas.

Dana McLean replied that there were additional issues for the denial as CPPEC has to work within the guidelines of the CIP, but she would be happy to share any information given to the Agape Centre for the reasons of the denial.

Councillor Elaine McDonald asked whether the denial reason was a geographical issue?

Dana McLean replied they fall within the HOTC map area, however, are not in the priority area.

Elaine McDonald asked if there have been others outside the priority area that were approved, and what was unique about this application.

Ken Bedford replied that others have been approved that are key Gateway properties of a commercial nature for example. The Agape site was considered by the CPPEC Committee not to be of a Gateway nature. They are not fully commercial and not contributing to the tax base.

Councillor Elaine McDonald stated this was a crucial application and asked what was the size of the grant.

Dana McLean quoted the following from the estimate provided by Grant Marion Construction:

Mobilization; \$ 3,000
New Barrier Free Ramp; \$ 92,850
Upgrades to Existing Entrance; \$ 54,800
Exterior Doors; \$ 8,300
New Bike Rack; \$ 3,100
Landscaping; \$ 6,700
Sidewalk Repairs; \$ 5,900
Cleaning of Brick; \$ 6,000

The project totalled \$ 183,450 and the total request for funding was \$ 57,700.

Councillor Elaine McDonald stated she wished to approve a recommendation to deny the CPPEC recommendation.

Councillor Denis Carr replied that there was a great deal of discussion regarding this application. The reason why we have the CIP is primarily due to the BIA for the forgiveness of the outstanding loan for the Cornwall Square Property which provides the money used for funding the CIP grants, which is certainly less than \$ 180,000. This property did not belong in the CIP area. Unfortunately, CPPEC could not support the application.

Councillor Andre Rivette asked if the ramp was for handicap accessibility.

Dana McLean replied that yes it was for handicap accessibility and that the full cost of the ramp was approximately \$ 95,000. She added that Agape Centre have previously applied to Trillium for grant funding, but did not receive their full application request. She could not confirm the exact amount received. She concluded that the CIP Program 2 has an interest free loan portion that PAC may wish to consider.

Councillor Andre Rivette asked whether we could provide them funding without all the bells and whistles, as Agape Centre provides a service to the community.

Dana McLean said this would be a PAC decision should they choose to provide any funding and reiterated that they could also consider an interest free loan.

Chair Glen Grant said deferral is not in order.

Councillor Maurice Dupelle recommended to deny CPPEC's recommendation to deny.

Chair Glen Grant reiterated that the justification to deny the application was that it is outside the priority zone and was concerned about setting a precedent as CPPEC have turned down other applications before.

Councillor Maurice Dupelle felt there was insufficient information communicated to PAC in order to be well informed on this recommendation to deny.

Chair Glen Grant agreed that perhaps more information on a denial application should be provided.

Dana McLean added that CPPEC had a lengthy discussion of the review of this application, and that it was determined that it did not meet the intent of the HOTC Community Improvement Plan.

Councillor Gerald Samson stated the building is 50 years old and is being utilized, therefore, PAC should vote against CPPEC's recommendation and give them the funding.

Chair Glen Grant asked for a motion to deny CPPEC's recommendation, if that was PAC's desire.

Councillor Bernadette Clément said that her colleagues raised good points. She did previously sit on CPPEC and there have been exceptions in the past. She stated she respected the Committee but would not be supporting their recommendation to deny.

Councillor Elaine McDonald asked that if PAC turns down the CPPEC recommendation, does it now proceed to Council?

Dana McLean replied it would.

Councillor Syd Gardiner wanted clarification if it proceeded to Council, whether only the \$10,000 under the facade program would be ok.

Dana McLean replied that it would be up to Council to determine the amount.

Councillor Elaine McDonald stated she would like to see the whole application history.

Councillor Dana McLean said she would provide the full application reviewed by CPPEC to the members of PAC prior to the Council meeting in order that they would have sufficient time to review.

Subsequently, this CPPEC recommendation was denied by PAC with the following motion:

That the CPPEC recommendation to deny HOTC#2013-10 - 40 Fifth St. W request for funding be denied

Moved by: Elaine MacDonald, Councillor
Seconded by: Maurice Dupelle, Councillor

MOTION APPROVED

4 CPPEC Recommendation July 4, 2013 BR#2013-02 213 Montreal Rd

Click for detail --> 

Following a brief discussion, it was moved:

That BR#2013-02 funding request by Ling Hong Zhao at 213 Montreal Rd, be approved as follows:

Program 2: Environmental Site Assessment Grant-\$9,275

Moved by: Maurice Dupelle, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

5 CPPEC Recommendation July 4, 2013 HOTC#2010-05 Addendum 519-537 Pitt St

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2010-05 Addendum funding request by 519 Pitt Street Inc at 519-537 Pitt St, be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$8,425

Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Maurice Dupelle, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

6 CPPEC Recommendation July 4, 2013 HOTC#2012-19 Addendum 145 Pitt St

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2012-19 Addendum funding request by Pierre Boucher at 145 Pitt St, be approved

as follows:

Program 2: Building Restoration & Improvement - \$4,300
Program 4: Facade Improvement and Sign Grant-\$3,500
Program 5: Municipal Planning/Development Fees Grant - actual
Program 6: Discretionary Municipal Tipping Fees Grant- actual

Moved by: Maurice Dupelle, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

7 CPPEC Recommendation July 4, 2013 HOTC#2013-04 Addendum 2 40 First St W

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-04 Addendum 2 funding request by Robert Prowse at 40 First St W, be approved as follows:

Program 2: Building Restoration & Improvement-\$8,058
Program 5: Municipal Planning/Development Fees Grant - actual
Program 6: Discretionary Municipal Tipping Fees Grant - actual
Program 7: Parking & Landscape Enhancement - \$6,112

Moved by: Maurice Dupelle, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

8 CPPEC Recommendation September 5, 2013 HOTC#2013-11 162-166 Montreal Rd

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-11 funding request by Michael Rennick at 162-166 Montreal Rd, be approved as follows:

Program 3: Project Design Grant-\$10,000
Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Maurice Dupelle, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

9 CPPEC Recommendation September 5, 2013 HOTC#2013-04 Addendum 40 First St W

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-04 Addendum funding request by Robert Prowse at 40 First St W, be approved as follows:

Program 2: Building Restoration & Improvement-\$7,800
Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Maurice Dupelle, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

**10 CPPEC Recommendation September 5, 2013 HOTC#2013-09 Addendum 36
Marlborough St N**

Click for detail --> 

Following a brief discussion, it was moved:

That HOTC#2013-09 Addendum funding request by Lalande Plumbing at 36 Marlborough St N,
be approved as follows:

Program 4: Facade Improvement and Sign Grant-\$4,500
Program 5: Municipal Planning/Development Fees Grant - actual

Moved by: Maurice Dupelle, Councillor
Seconded by: André Rivette, Councillor

MOTION APPROVED

INFORMATION:

None

NEXT SCHEDULED MEETING:

Monday, October 21, 2013.

ADJOURNMENT:

That the meeting be adjourned at 10:10 p.m.

Moved by: Syd Gardiner, Councillor
Seconded by: Gerald Samson, Councillor

MOTION APPROVED

Councillor Glen Grant, Chair

That the Minutes of the Planning Advisory Committee Meeting (No. 2013-06) dated Monday,
September 16, 2013 be approved as presented.

Moved By: Denis Thibault, Councillor
Seconded By: Maurice Dupelle, Councillor

MOTION APPROVED