

Minutes

Planning Advisory and Hearing Committee

Meeting ID: 2014-05
Meeting Date: Mon August 25, 2014 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
Denis Thibault, Councillor
Elaine MacDonald, Councillor
Maurice Dupelle, Councillor
Gerald E. Samson, Councillor

Attendance Staff:

Dana McLean, Programs Coordinator Planning Division
Debora M. Daigle, Manager, Social and Housing Services
Ely Daniels, Administrative Assistant
Ken Bedford, Supervisor, Planning Division
Maureen Adams, General Manager, Financial Services
Stephen Alexander, General Manager, Planning, Parks and Recreation

Regrets:

Bob Kilger, Mayor

Attendance Media: Ed Allard, Cogeco

Attendance Public: Jack Haines & Lise
Gary Jans
J C Godard & Susie
Ray Brunet

WELCOME AND CALL MEETING TO ORDER BY CHAIRMAN:

Chairman Glen Grant called the meeting to order at 7:00 p.m.

ADOPTION OF THE AGENDA - ADDITIONS AND DELETIONS:

That the Agenda be approved as presented.

Moved By: Syd Gardiner, Councillor

Seconded By: André Rivette, Councillor

MOTION APPROVED

ADOPTION OF THE MINUTES:

1 June 16, 2014 Planning Advisory and Hearing Committee Meeting

Click for detail --> 

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No.2014-04) dated June 16, 2014 be approved as presented.

Moved By: Bernadette Clément, Councillor

Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

DECLARATION OF CONFLICT OF INTEREST:

None

BUSINESS ARISING FROM THE MINUTES:

None

PRESENTATION(S):

Mr. Jack Haines provided a presentation following "Other / New Business", Item #1, as a component of the CPPEC recommendation presented by Staff, regarding his proposed project under HOTC Application # 2014-03, 1154 Montreal Road.

REVIEW OF PUBLIC NOTICE REQUIREMENTS BY PAC SECRETARY:

There was no public notice required since there were no public meeting items under the Planning Act.

PUBLIC MEETING ITEM(S) - PUBLIC HEARING:

No public meeting items were scheduled.

PAC DISCUSSION OF PUBLIC MEETING ITEM(S):

N/A

OTHER / NEW BUSINESS:

1 CPPEC August 8, 2014 Request to Proceed with a Heart of the City Community Improvement Plan Amendment

Click for detail --> 

Dana McLean provided further information regarding the request to proceed with a HOTC Community Improvement Plan Amendment. She explained how municipal staff, in conjunction with the CPPEC membership are continuously monitoring and discussing the effectiveness and criteria guidelines of the CIP programs. This review ensures that the programs continue to serve the fundamental renewal/revitalization goals of the municipality and maintains that critical investment interest from developers/landowners. The experience thus far is that business investors/landowners substantially rely upon the funding benefits to ensure a project is economically viable. In numerous cases, projects would not be occurring in the absence of such funding including both HOTC and Brownfields in nature.

A concern has arisen that the presently structured Program 1 did not originally envisage such large projects (ie. new, multi-storey mixed use construction) utilizing this financial incentive, and thus resulting in very substantial funding benefit in favour of the developer. CPPEC reviewed 10 potential scenarios on the revision of the tax increment grant calculation, provided in the Agenda to PAC. Dana McLean added that Mr. Hack met with CPPEC for discussion, and upon further research, provided the Committee with his review and recommendations. CPPEC created criteria based on merging a couple of the scenarios together, as it felt a need to have a fiscally reasonable limitation. This criteria was provided in the Agenda to PAC.

The fiscal implications under Program 1 - Rehabilitation & Redevelopment Program, tax based incentive program, represent forgone revenue. Site

redevelopment creates deferred tax income to be retained by the City at expiry of the agreement, and the City should be cognizant of potential increase in growth related costs to the City as a result of redevelopment of vacant or unused sites.

If approved, a proposed amendment to the City of Cornwall's Heart of the City Community Improvement Plan will have to proceed in accordance with the Municipal Act and Planning Act (Section 28), whereby a Notice to the Public is required for a Public Meeting at PAC, and the amendment(s) are subject to the OMB appeal procedures, as identified in the Planning Act.

There was a consensus amongst PAC members that further information from a budget perspective was needed, as well as clarification as to why an amendment is requested at this time. It was also recommended that further historical information be provided to Council regarding the forgivable loan.

PAC Secretary Ken Bedford added that CPPEC's issue was to bring this matter forward to PAC as it was looking to initiate a process whereby the public would also have an opportunity to participate in this debate in a public forum.

After further discussions,

It was moved to proceed with the proposed amendment process, under the Planning Act, to the Heart of the City (HOTC) Community Improvement Plan (CIP) under Program 1 - Rehabilitation & Redevelopment Program (Tax Increment Grant based), and that a public meeting be scheduled. The motion also includes that Council be provided with further information such as: why the amendment is proposed at this present time, more context be provided from a budget perspective, what are the specific concerns of CPPEC, and the history regarding the forgivable loan such as what was given, used, and what is in the reserve.

Moved By: Denis Thibault, Councillor

Seconded By: Elaine MacDonald, Councillor

MOTION APPROVED

2 CPPEC Recommendation July 10, 2014 HOTC#2014-03 1154 Montreal Rd

Click for detail --> 

Mr. Jack Haines and Mr. Gary Jans presented their development proposal to PAC for a multiple storey, mixed use, comprehensive accessibility building at 1154 Montreal Road.

While there was a consensus amongst the PAC members that the development proposed would be beneficial for Cornwall as a whole, the specific and significant debate focused on the nature of the CIP funding initiative at that location.

Dana McLean's report to PAC advised that CPPEC understood the merits of the development for the residential component, but the project did not meet the primary intention of the incentives for commercial development within the Downtown/Le Village areas. Therefore, the HOTC#2014-03 funding request by 962101 Ontario Inc at 1154 Montreal Rd was denied by CPPEC and went forward to PAC as such a recommendation.

Should Planning Advisory Committee wish to proceed with the proposed amendment of Program 1 - Rehabilitation and Redevelopment Grant, the applicant may be eligible to submit a new application under the amended program guidelines.

After further discussion,

It was moved to deny CPPEC's recommendation (to deny) and subsequently approve the project subject to the Commercial Component being put in place before funds are accessed.


Moved By: André Rivette, Councillor
Seconded By: Gerald Samson, Councillor

Then there was a friendly amendment to the motion that, in part, support for the main motion was due to the comprehensive accessibility component being captured in the project.

Moved By: Bernadette Clément, Councillor
Seconded By: Denis Thibault, Councillor

A second friendly amendment to the main motion was made by the original mover Councillor André Rivette and Seconded by Councillor Gerald Samson, that the project be approved, subject to the Commercial Component being at least 75% occupied in order to receive the tax increment grant and no such condition on the residential commercial portion tax increment grant component.

MOTION APPROVED

3 CPPEC Recommendation July 10, 2014 HOTC#2014-07 26 Second St W
Click for detail --> 

Dana McLean advised this was an application by 632758 Ontario Inc at 26 Second St W for HOTC funding assistance in an amount up to \$8,250 which will assist with the interior renovations for the Cornwall Bingo Centre.

That HOTC#2014-07 funding request by 632758 Ontario Inc at 26 Second St W, be approved as follows:

Program 2: Building Restoration & Improvement Program - \$8,250

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Thibault, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

4 CPPEC Recommendation July 10, 2014 HOTC#2014-08 224 Second St W

Click for detail --> 

Dana McLean advised this was an application by Dr. Marc Deschamps at 224 Second St W for HOTC funding assistance in an amount up to \$2,650. This will assist with a new freestanding sign.

That HOTC#2014-08 funding request by Dr. Marc Deschamps at 224 Second St W, be approved as follows:

Program 3: Project Design Grant - \$650

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

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Denis Thibault, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

5 CPPEC Recommendation July 10, 2014 HOTC#2014-09 101 Second St W

Click for detail --> 

Dana McLean advised this was an application by Tri-County Literacy Council at 101 Second St W for HOTC funding assistance in an amount up to \$3,000 which

will assist with a new freestanding sign.

That HOTC#2014-09 funding request by Tri-County Literacy Council at 101 Second St W, be approved as follows:

Program 3: Project Design Grant- \$1,000

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

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Denis Thibault, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

6 CPPEC Recommendation July 10, 2014 BR#2014-03 538 Pitt St

Click for detail --> 

Dana McLean advised this was an application by Maloo Management Corp. at 538 Pitt St. for Brownfield funding assistance in an amount up to \$4,475 which will assist with a Phase II Environmental Site Assessment.

That BR#2014-03 funding request by Maloo Management Corp. at 538 Pitt St, be approved as follows:

Program 2: Environmental Site Assessment Grant - \$4,475

Moved By: Denis Thibault, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

7 CPPEC Recommendation July 10, 2014 HOTC#2014-10 220 Second St W

Click for detail --> 

Dana McLean advised this was an application by Mark McDermid at 220 Second St W for HOTC funding assistance in an amount up to \$2,675 which will assist with the exterior renovations.

That HOTC#2014-10 funding request by Mark McDermid at 220 Second St W, be approved as follows:

Program 4: Facade Improvement & Sign Grant -\$2,675

Program 5: Municipal Planning/Development Fees Grant - actual

Moved By: Denis Thibault, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

8 CPPEC Recommendation July 10, 2014 HOTC#2011-14 Addendum 415 Montreal Rd

Click for detail --> 

Dana McLean advised this was an application by Peter and Lynn Kenney at 415 Montreal Rd for HOTC funding assistance in an amount up to \$31,723, as a tax increment grant over a 10 year period.

That HOTC#2011-14 Addendum funding request by Peter & Lynn Kenney at 415 Montreal Rd, be approved as follows:

Program 1: HOTC Rehabilitation & Redevelopment Grant - \$31,723

Moved By: Denis Thibault, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

9 CPPEC Recommendation August 7, 2014 HOTC#2014-12 239-241 Pitt St

Click for detail --> 

Dana McLean advised this was an application by Marc Dubuc at 239-241 Pitt St for HOTC funding assistance in an amount up to \$8,000 which will assist with the exterior renovations and design work for a new facade.

That HOTC#2014-12 funding request by Marc Dubuc at 239-241 Pitt St, be approved as follows:

Program 2: Building Restoration & Improvement Program - \$5,500

Program 3 - Project Design Grant -\$2,500

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Thibault, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

10 CPPEC Recommendation August 7, 2014 HOTC#2014-13 213 Cumberland St

Click for detail --> 

Dana McLean advised this was an application by P. Bergeron Medicine Professional Corp. at 213 Cumberland for HOTC funding assistance in an amount up to \$2,500 which will assist with the design work for interior and exterior renovations.

That HOTC#2014-13 funding request by P. Bergeron Medicine Professional at 213 Cumberland, be approved as follows:

Program 3 - Project Design Grant -\$2,500

Program 5: Municipal Planning/Development Fees Grant - actual

Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Thibault, Councillor

Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

11 CPPEC Recommendation August 7, 2014 HOTC#2012-13 Addendum 240 Water St W

Click for detail --> 

Dana McLean advised this was an application by RCAF Association at 240 Water St W. for HOTC funding assistance in an amount up to \$41,000 which will assist with the exterior and interior renovations, and design work for permit applications as required under the Ontario Building Code.

That HOTC#2012-13 Addendum funding request by RCAF Association at 240 Water St W, be approved as follows:

Program 2: Building Restoration & Improvement Program - \$30,000
Program 3 - Project Design Grant -\$1,000
Program 4 - Facade Improvement & Sign Grant -\$10,000
Program 5: Municipal Planning/Development Fees Grant - actual
Program 6: Discretionary Municipal Tipping Fees Grant - actual

Moved By: Denis Thibault, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

12 CPPEC Recommendation August 7, 2014 HOTC#2013-07 Addendum 217 Adolphus

Click for detail --> 

Dana McLean advised this was an application by Milena Cardinal at 217 Adolphus for HOTC funding assistance in an amount up to \$25,000 which will assist with a new a parking and landscape area for the law office.

That HOTC#2013-07 Addendum funding request by Milena Cardinal at 217 Adolphus, be approved as follows:

Program 5: Municipal Planning/Development Fees Grant - actual
Program 7: Parking and Landscape Enhancement Program - \$25,000

Moved By: Denis Thibault, Councillor
Seconded By: Syd Gardiner, Councillor

MOTION APPROVED

13 Provide Background and Recommendations on a Fence Bylaw Amendment Proposed

Click for detail --> 

Stephen Alexander, GM of the Planning, Parks and Recreation Department advised the report provides background and recommendations on a proposed fence bylaw amendment. An issue has been raised recently with respect to provisions in the fence bylaw which requires lattice with an opening of 1" inch by 1" inch as part of any extension of a residential fence from 6 feet to 8 feet.

If PAC supports this change, then this housekeeping provision will be placed as a

bylaw on a subsequent Council meeting.

There was a motion to approve and move forward with the recommended proposed fence bylaw amendment.

Moved By: Gerald Samson, Councillor
Seconded By: David Murphy, Councillor

MOTION APPROVED

INFORMATION:

N/A

NEXT SCHEDULED MEETING:

Monday, September 15, 2014

ADJOURNMENT:

There was a motion to adjourn the meeting at 9:30 p.m.

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

MOTION APPROVED

That the Minutes of the Planning Advisory and Hearing Committee Meeting (No. 2014- of August 25, 2014 be approved as presented.

Moved By: Bernadette Clément, Councillor
Seconded By: Maurice Dupelle, Councillor

MOTION APPROVED