



Agenda

Community Improvement Committee Meeting

Tuesday, September 17, 2024, 8:00 a.m.

Electronic and In-Person Participation - Community Improvement Plan Committee

The Corporation of the Town of Orangeville

(Chair and Secretary at Town Hall - 87 Broadway)

Orangeville, Ontario

NOTICE

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Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2242 or via email at clerksdept@orangeville.ca

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1. **Call to Order**
 2. **Disclosures of (Direct or Indirect) Pecuniary Interest**

3. **Land Acknowledgement**

We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. **Adoption of Minutes of Previous Meeting**

Recommendations:

That the minutes of the following meeting are approved:

4.1 **2024-05-21 Community Improvement Committee Minutes**

4.2 **2024-06-18 Community Improvement Committee Minutes**

5. **Announcements**

Melissa Vinden - CIP & Economic Development and Culture representative

6. Presentations

7. Items for Discussion and Reports

7.1 Year End Report - CIP 2023-2024

Town staff will discuss the requirement for a year end report to council on performance of the CIP since the roll-out of the program in 2023. The CIP committee's responsibilities in the preparation of this report to be determined, and workplan created.

7.2 CIP Priority Zone 2 - Outreach Strategy

CIP Committee to provide input on outreach efforts to property owners in Zone 2 (Centennial Employment Area) - to increase uptake of applications for incentive programs aimed at Industrial properties.

8. Correspondence

9. Date of Next Meeting

The next meeting is scheduled for Tuesday October 15th, 2024 at 8 a.m.

10. Adjournment



Minutes of a Community Improvement Committee Meeting

Tuesday June 18, 2024, 8:00 a.m.

Electronic and In-Person Participation - Community Improvement Plan
Committee

The Corporation of the Town of Orangeville
(Chair and Secretary at Town Hall - 87 Broadway)
Orangeville, Ontario

Members Present: Deputy Mayor T. Taylor
J. Jackson
G. Sarazin
S. Koroscil

Regrets: W. Speirs
M. Vinden

Staff Present: J. Malhi, Secretary
K. Lemire, Manager, Economic Development and Culture
M. Mair, Planner, Community and Development
B. Ward, Manager, Planning

1. Call to Order

The meeting was called to order at 8:03 a.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgement

The Chair James Jackson read the Land Acknowledgement.

4. Presentations

4.1 Delegation - Applicant (10000678574 Ontario Inc.) c/o Alyssa Johnston - Presentation to Committee on Church Conversion Project at 3 Zina Street

Mason Wilmot provided a brief recap of the history and interest in the property. He presented his new proposal which included a rooftop patio at the rear lot and a hotel boutique along with a proposed music hall venue.

Alyssa Johnston, Associate at Land and Lake Custom Homes also they would like to restore and revive the original historical features, including the original staircase that came off First Street and architecture that was altered in the 70s.

Shawn Koroscil enquired as to the occupancy load of such a sizable entertainment establishment, where Mason addressed about a hundred individuals.

Additionally, he inquired about the accessibility of the stairs, to which Alyssa replied that it is not however it will not be the not primary entrance. Additionally, an elevator may be found by going through Zina Street's door.

Todd Taylor asked Planning staff where the the Applicant stands since the proposal presented is different than what was applied for and discussed in the previous committee meeting.

Matthew Mair clarified the proposal is not a complete application however, the intent for the presentation is for the Applicant to pitch his new idea to the Committee.

James Jackson provided his support and was especially keen on the accessibility feature along with the rest of the Committee. Todd Taylor provided his support but highlighted some of the hurdles with the site, including the lack of parking.

4.2 Presentation - Town Planning Staff - Details on CIP Funding and Remaining Budget

Matthew Mair presented a brief presentation on the CIP funding and remaining budget for the year.

5. Items for Discussion and Reports

5.1 CIP Grant and Summary Table

5.2 269 Broadway - Application for Comprehensive Facade Improvement Program - (File No. IPA1-2024-06)

Todd Taylor declared his related interest to the Applicant however stated no direct pecuniary interest.

He also, recommended the grant is contingent upon the other work necessary for cleaning up the frontage of the main artery road.

Matthew Mair spoke to the CIP guidelines for landscaping is more catered towards Zone 2.

The Committee asked Planning staff to confirm the use of the property. Matthew Mair verified the property is currently used as residential but has the intent to change to commercial.

The Committee suggested to add verbiage to kindly request the applicant/property owner maintain their property instead of extending the grant application.

Resolution: 2024-010

Moved by T. Taylor

That the grant application be approved for the total grant amount of \$10,000.00 subject to the Property Owner maintaining the yard and the change to commercial is achieved.

Carried

5.3 154 Broadway - Application for Comprehensive Facade Improvement Program - (File No. IPA1-2024-07)

Todd Taylor confirmed with Katrina Lemire that the proposed application meets the Heritage along with the B.I.A. is suitable for what the space intends to be.

Resolution: 2024-011

Moved by S. Koroscil

That the Committee approve the application as staff recommended for the total grant amount for \$3,500.00.

Carried

6. Correspondence

7. Announcements

None.

8. Date of Next Meeting

The next meeting is scheduled for Tuesday September 17th, 2024 at 8:00 a.m.

9. Adjournment

Resolution: 2024-012

Moved by J. Jackson

The meeting was adjourned at 9:08 a.m.

Carried



Minutes of a Community Improvement Committee Meeting

Tuesday May 21, 2024, 8:00 a.m.

Electronic and In-Person Participation - Community Improvement Plan
Committee

The Corporation of the Town of Orangeville
(Chair and Secretary at Town Hall - 87 Broadway)
Orangeville, Ontario

Members Present: Chair: Gary S.
Deputy Mayor T. Taylor
W. Speirs
M. Vinden
J. Jackson
G. Sarazin
S. Koroscil

Staff Present: J. Malhi, Secretary
K.Lemire, Manager, Economic Development & Culture
M. Mair, Planner, Community and Development
B. Ward, Manager, Planning

1. Call to Order

The meeting was called to order at 8:04 a.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgement

Chair Gary Sarazin read the land acknowledgment

4. Adoption of Minutes of Previous Meeting

Resolution: 2024-001

Moved by G. Sarazin

That the minutes of the following meeting are approved:

4.1 2023-12-19 Community Improvement Committee Minutes

Carried

5. Presentations

6. Items for Discussion and Reports

6.1 205 Broadway - Comprehensive Facade Improvement Program
Application (File No. IPA-2024-02)

Todd Taylor, Deputy Mayor discussed his concerns with encouraging applicants to gain quotes with a variety of contractors. Staff advised the Committee that Applicants are required to provide a minimum of two quotes from separate contractors. Staff also, reaffirmed the total grant allowance for the year.

The Committee discussed the extent of the proposed work on the building and compared the Applicant's quote. Shawn Koroscil raised his concern of the scope of work in reflection with the proposed application. Mr. Koroscil also sought clarification from staff on next year's allotted budget.

Brandon Ward spoke to the approved budget of this year and informed members a Report to Council will be required to assess next year's budget.

Resolution: 2024-002

Moved by T. Taylor

That the Committee approve the grant application for 205 Broadway in the amount of \$5,000.00.

Carried

6.2 236 First Street - Accessibility Improvement Grant Program Application (File No. IPA6-2024-01)

Resolution: 2024-003

Moved by J. Jackson

That the Committee approve the accessibility improvement grant in the amount of \$945.00.

Carried

6.3 24 Armstrong Street - Major Building Improvement and Conversion Grant Program & Accessibility Improvement Grant Program (File No. IPA3-2024-02)

Matthew Mair spoke to the proposal in which the Applicant would be eligible for both grants, the accessibility improvement and major building improvement grant.

The Committee discussed and compared the quote prices for the HVAC unit and expressed their encouragement of the application.

Wade Speirs spoke to the sustainability component of the proposal and provided the age of the building, the improvement to convert the building would enhance efficiency and encourage other local businesses to do the same.

Resolution: 2024-004

Moved by S. Koroscil

That the Committee approve the grant application for 24 Armstrong Street in the total grant amount of \$35,000.00 for major building improvements and \$5,000.00 for accessibility improvements.

Carried

6.4 35 Armstrong - Comprehensive Facade Improvement Program Application (File No. IPA1-2023-03)

Matthew Mair reviewed the application with the Committee and emphasized the history of illegal dumping.

James Jackson expressed his concern regarding other accessibility concerns related to the restaurant, in which he stated his lack of support for the application.

The Committee discussed the possibility of taking away the ramp but ultimately decided including the ramp would be more helpful and work towards the business becoming more accessible.

Shawn Koroscil raised the concern whether garbage enclosure would become an issue if located on the municipally owned parking lot, in which Planning Staff assured Shawn and the Committee an easement on the lot would be registered and dealt through an encroachment agreement. The terms of the agreement would be layout the rules and regulations including any issues with liability.

Melissa Vinden questioned whether the flow of the lot would be impacted, in which staff assured the need for the garbage enclosure with little to no option of another location.

Wade Speirs revisited the topic of the accessible ramp and requested staff to review the source water management and the grading of the lot with the new curb cut to avoid future drainage issues.

Resolution: 2024-005

Moved by M. Vinden

That the Committee approve the grant application for 35 Armstrong Street in the amount of \$12,627.50 for facade improvements and \$5,000.00 for the accessible ramp improvement subject to curb/ramp provision.

Carried

6.5 3 Zina Street - Major Building Improvement & Conversion Grant Program (File No. IPA3 - 2024 -03)

Matthew Mair proposed that the Applicant undertake the work in phases, with the first phase being facade (outside construction) and the second or third phase being interior renovations, in order to accommodate a larger-scale development.

Gary Sarazin questioned whether the proposal was for individual HVAC systems for each unit in which the Development Planner confirmed the proposal was for heat pumps.

The Committee discussed the proposed quotes and the type of residential units proposed. Brandon Ward and Matthew Mair confirmed the Applicant's current zoning meets the criteria of the proposed development and the units will be rented out, not owned. If the Property Owner decides to convert to ownership a condominium application would have to be put forth and approvals would have to be gained.

Shawn Koroscil questioned whether another grant application can be applied for if the current application gets denied. The Development Planner verified the Applicant cannot apply for the same grant, regardless of the

decision made. However, the Applicant can apply for a different grant application under the Community Improvement Plan.

Todd Taylor and James Jackson stated their disapproval and lack of support.

Melissa Vinden expressed her support toward the proposal and the need for housing.

Katrina Lemire, Economic Development and Culture, Manager spoke further to the intent of the Community Improvement Plan and the goal of improving the community, specifically the Central Business District (CBD) regardless of Ownership through larger corporations over local business owners.

The Committee denied the application based on the vote being at a tie.

Resolution: 2024-006

Moved by S. Koroscil

That the Committee deny the application for 3 Zina Street based on the vote being at a tie.

Motion denied by Deputy Mayor, Todd Taylor, Gary Sarazin, and James Jackson.

Tied

6.6 139 Broadway - Comprehensive Facade Improvement Program Application (File No. IPA1-2024-08)

James J. questioned whether a Road Occupancy Permit (ROP) would be eligible to block off the section of Broadway in which Brandon W., Planning Manager reaffirmed the Committee a Road Occupancy Permit would be required for all work on the Boulevard that interferes with pedestrian flow and traffic.

Todd. T questioned whether the improvement would interfere with Blues & Jazz Festival to where Matthew Mair, Development & Community Planner informed the Committee the timelines have not been set to carry out the proposed work nor have required approvals.

Gary S. and the Committee encouraged the work be pushed towards the Fall to avoid patio season and summer activities. In response Shawn K. proposed it may be a good for the neighbouring business, 133 Broadway would like to complete their facade at the same time.

Resolution: 2024-007

Moved by G. Sarazin

That the Committee approve the Facade Improvement Application Grant in the total grant amount of \$15,000.00.

Carried

7. Correspondence

None.

8. Announcements

Gary Sarazin announced his resignation of Chair and nominated James Jackson as Chair.

Resolution: 2024-008

Moved by G. Sarazin

That James Jackson be elected as Chair and Gary Sarazin be elected as Vice-Chair.

Carried

9. Date of Next Meeting

The next meeting is scheduled for Tuesday June 18th, 2024 at 8:00 a.m.

10. Adjournment

Resolution: 2024-009

Moved by G. Sarazin

The meeting was adjourned at 9:46 p.m.

Carried