

The Planning and Development Committee of the Town of Lincoln met for a public meeting on September 8, 2014, at 7:00 p.m. in the Lincoln Council Chambers.

Members Present:	R. Foster	Councillor (Chair)
	J. Kralt	Councillor
	D. Rintjema	Councillor
	D. Thompson	Councillor
	B. Hodgson	Mayor
Also Present:	G. Barlow	Councillor
	W. McMillan	Councillor
Staff Present:	A.L. Heron	Chief Administrative Officer
	K. Dale	Director Planning and Development
	C. Larmour	Senior Planner

Chair Foster called the Public Meeting to order at approximately 7:00 p.m.

Following the roll call there were no declarations of interest.

PUBLIC MEETING

(A) Vineland Community Improvement Plan.

In attendance and those who signed the attendance sheet: Michael Fotivec, Peter VanGeest, Terry Boshnick, Paul Boshnick, Rudy Ouwersloot, Dimi and Marriana Moldovan, Tony Easton, Craig Horsley, Diana Valsi-Nekoui and Linda Overholt.

Chair Foster welcomed those in attendance and outlined the requirements of the Planning Act regarding Notice of Public Meeting. Chair Foster also provided a brief description of the proposed Community Improvement Plan for the Central Business District of Vineland.

Luc Piccioni, RCI Consulting, consultant to the Town of Lincoln, provided a summary of the process undertaken in preparation of the recommended CIP. Mr. Piccioni described the various steps taken in the process, including the establishment of working groups, public consultation and the June interim report to Committee. Mr. Piccioni informed that the proposed CIP recognizes the distinct identity, character and function of Vineland and encourages that it not only be maintained, but enhanced. Mr. Piccioni explained that the goal is to make the area more accessible and pedestrian friendly to stimulate private sector investment, building rehabilitation and development.

Kevin Muir, GSP Group, consultant to the Town, informed of the public realm improvements portion of the CIP explaining that it is an action plan for the Town to address municipal streets, public spaces and municipal parking supply. Mr. Muir informed that the CIP identifies 7 key actions for the Town to undertake. Mr. Muir explained that the actions were developed in response to concerns expressed during the consultation process. Mr. Muir added that the proposed commercial façade design guidelines are similar to those developed for Beamsville but are tailored to the Vineland context.

Mr. Piccioni returned to provide an explanation of the recommended financial incentive programs. Mr. Piccioni informed that the CIP outlines ten programs tailored to address critical program needs specific to Vineland. Mr. Piccioni explained that many of the same programs are available in the Beamsville CIP; however, two programs are proposed to address the situation in Vineland specifically. Mr. Piccioni identified the Development Charge Reduction Program that is geared to encourage development of vacant parcels with high visibility properties and the Landscaping Improvement Grant Program.

Mr. Piccioni informed that comments received during this meeting and those from the Region and Ministry of Municipal Affairs and Housing will be considered this week and that discussions will be held with Planning Staff in order to allow for the preparation of a recommendation report for consideration by Council.

Mr. Piccioni explained that following Council's approval, the implementation of the financial incentives program can be considered as part of their 2015 Budget deliberation.

In response to a question from Councillor Thompson, Mr. Piccioni informed that all public comments have been addressed within the report. Mr. Piccioni added that the consultants will be discussing the implementation of the program guides with Staff to ensure clarity of the opportunities and process.

In response to a question from Councillor McMillan, the Director informed that the Region has convened the initial public consultation for the Environmental Assessment (EA) and are considering public comments related to the loss of on-street parking. The Director explained that the Region will be holding additional public meetings regarding the EA. Mr. Piccioni added that the programs recommended in the proposed CIP can run in concert with or independent of Regional action in the reconstruction of King Street and Victoria Avenue.

In response to a question from Councillor Barlow, Mr. Piccioni explained that the implementation of the CIP is intended to result in improvements to the health of the project area and that there is likely to be a corresponding increase in the assessment base.

In response to a question from Councillor Rintjema, the Director informed that a recommendation report will be prepared and presented to Council at the earliest opportunity, perhaps November. The Director further informed that Council's approval of the adopting by-laws is subject to an appeal period. As for the actual implementation of the CIP, the Director informed that budget process will determine the availability of financial incentive programs.

Mayor Hodgson thanked the consultants for the preparation of the CIP. Mayor Hodgson acknowledged that CIPs have generally resulted in great success within Ontario. Mayor Hodgson addressed the traditional parking configuration on King Street, referring to page 63 of the Plan, and indicated that public parking does need to be addressed as a priority in moving this Plan forward.

In response to a question from Councillor Kralt, Mr. Muir informed that the timing of public realm improvements and the introduction of certain incentive programs can be a bit of a puzzle. Mr. Muir suggested that improvements to public and private space can proceed simultaneously in some circumstances; however, there are situations where it is advantageous for public realm improvements to be scheduled first. Mr. Piccioni added that Council does have flexibility in introducing programs and extending their availability depending on uptake.

Councillor Foster stated that the Beamsville CIP is a pillar for economic development in advancing the development of certain areas. Council Foster expressed his appreciation that the CIP will be finalized in advance of the road construction and hopes that it will provide the Region with some valued input in their design process.

Diane Valsi-NeKoui, 3469 Vinehaven Trail, Vineland, expressed concern with the speed of truck traffic on Victoria Avenue. Ms. Valsi-NeKoui also expressed concern with the use of local roads to avoid the Ministry weigh stations on the QEW. In response, Councillor Foster informed that King Street and Victoria Avenue are both Regional roads and that the Town is limited in regulating their use. Mayor Hodgson acknowledged that these are ongoing issues and that the Region and Town have made efforts to make the Ministry of Transportation aware of the practices. Mayor Hodgson further explained the limitations of the various Escarpment crossings and the difficulty in providing an alternative route. Council Members informed that the Town will continue its current efforts to manage and reduce risk through enforcement and education.

In response to a question from the gallery, Mr. Piccioni informed that the proposed CIP recommends that overhead wires be located underground in Vineland.

There being no further comments or questions from the Committee or from members of the public or from the Committee, Chair Foster declared the public meeting closed at approximately 8:00 p.m.

Kathleen Dale
SECRETARY

[Signature]
CHAIR