



**The Corporation of the City of Cornwall**  
**Regular Meeting of Council**  
**Report**

Department: Planning, Development and Recreation  
Division: Planning  
Report Number: 2021-175-Planning, Development and Recreation  
Prepared By: Dana McLean, Development Coordinator  
Meeting Date: December 13, 2021  
Subject: November PAC Danis and 102 Sydney/41 First Street East

**Purpose**

To approve the hereafter two (2) mentioned items, under the Brownfields and Heart of the City Community Improvement Plan, recommended for approval at the November CPPEG: BR#2021-05 Danis Avenue and HOTC#2018-01 Addendum 102 Sydney Street and 41 First Street East.

**Recommendation**

That Council approve the following items:

- a. 962101 Ontario Inc. at Danis Avenue for Brownfields funding under Program 4 –Municipal Planning/Development Fees grant based on actual costs for the Committee of Adjustment application for severance and the stamping of the deeds.
- b. 1943217 Ontario Inc. at 102 Sydney Street/41 First Street East for Heart of the City funding under Program 1 Heart of the City Rehabilitation and Redevelopment Grant (Tax Increment Grant) for an estimated value of \$51,425 subject to adjustment for yearly changes in assessment and taxation.



## **Financial Implications**

Funding for the Heart of the City applications are sourced from the Heart of the City Reserve and therefore does not have any immediate impact on the 2021 operating budget.

The tax increment grant under the Brownfield program is leveraging the increased assessment and property taxation generated by the site redevelopment. And does not have any immediate impact on the operating budget.

## **Strategic Priority Implications**

The City's Community Improvement Plan (CIP) programs support local property owners looking to redevelop their properties. This has helped to attract new businesses to the area, as well as the conversion of some commercial space to residential.

The proposed Brownfields development along Danis Avenue is for 3 semi-detached dwellings with 4 units as rental units for affordable housing. The combined total is 12 new residential units.

102 Sydney Street and 41 First Street East are 2 attached buildings on one property. With the assistance of the Heart of the City funding programs the buildings were fully renovated and 102 Sydney was a commercial conversion to 3 new residential rental units. The redevelopment resulted in an increase of \$381,000 in assessment value.

## **Background / Discussion**

Motion to endorse the PAC recommendation as presented.

BR#2021-05 Danis Ave

Moved by: Carilyne Hébert, Councillor

Seconded by: Maurice Dupelle

Carried

HOTC#2018-01 Addendum 102 Sydney Street/41 First Street East

Moved by: Denis Carr, Councillor

Seconded by: Glen G. Grant, Mayor

Carried

Document Title:	November PAC Danis and 102 Sydney - 2021-175-PDR.docx
Attachments:	
Final Approval Date:	Nov 22, 2021

This report and all of its attachments were approved and signed as outlined below:

**Mary Joyce-Smith - Nov 18, 2021 - 2:49 PM**

**Mark A. Boileau - Nov 19, 2021 - 2:57 PM**

**Maureen Adams - Nov 22, 2021 - 9:32 AM**