

CITY COUNCIL NO. 32-70

December 1, 1970.

A Special Meeting of City Council was held this evening with the following members present: His Worship Mayor N. Kaneb, Aldermen R. Carrara, A. Clement, R. Brunet, D. A. Fawthrop, D. Webster, F. Guindon, G. Cameron, K. Bough, A. M. Lebano, J. Pescod and M. Holden.

Mayor Kaneb addressed those present explaining that the purpose of the meeting was to make all Council and those persons, who had indicated by briefs and submissions, their interest in the plans for the Water Street area pertaining to the lands owned by the Federal Government, Seaway Authority and the Department of Transport. Through the co-operation of Honourable L. Lamoureux, the Mayor noted that plans for the area are now available for public release this evening. Mr. Boyer made all present aware of the sequence of events from October 10, 1968 leading up to tonight's meeting.

Mr. Adams indicated the proposed development of the various areas of land along the canal bank, as outlined in Honourable Lamoureux's letter of November 25th. A small portion of the land, east of the feeder canal, is to be retained by the Authority for a future All Canadian Seaway; another small area, at the extreme east, is to be transferred to the Department of Transport with the westerly portion to be retained by the Authority, leased to the City for recreational purposes. The Federal agencies will be approached if they have any use for the

remaining surplus land, then the Provincial bodies and, following this, the Municipality. If the City does not buy the land, then it may be offered to private developers.

To clarify certain points raised by Mr. Tim Rose, President of the Student Government and Mr. Cyril Page of St. Lawrence College, Mr. Boyer read a letter of October 24, 1968, in which the City submitted fifteen points to the Authority for its consideration in the development of the canal lands. A reply of February 18, 1969 from Dr. Camu was also read.

Mr. Dave Lafave, Commodore of the International Seaway Bathtub Derby presented a brief, dated December 1, 1970, asking that the Federal Government be requested to return to the City, the canal land which was expropriated some 167 years ago and which is no longer needed by the Crown and that the area be developed as "place of pleasure and relaxation for generations to come".

Mr. Robert Pearson stated that he was gathering information for the Kinsmen Club and, in his opinion, some things should be answered and that he is particularly interested in knowing what price Crown Assets will be putting on this surplus land. Referring to the \$850,000 to fill in the canal, he felt that the Seaway or someone will be knocking in the canal banks and that the canal will have to be filled in or it will deteriorate. Mr. Pearson asked that another public meeting be held to discuss the matter further.

Mr. Erik Watt, a member of the Bathtub Derby, referred to a brief, "The Cornwall Canal: An Alternative to Destruction",

submitted by Mr. Richard B. Rodger, a student at Waterloo University. He noted that the brief is more of a general plan for park development. This brief is on file in the Clerk's Department. Mr. Pearson noted that this is the first time this proposal has been brought up and asked whether there would a future meeting. The Mayor replied that he will look into the matter and the question of another public meeting is the prerogative of Council.

Mr. Earl Dagenais referred to meetings held prior to 1968 and the suggestion made in 1967 to develop the canal area as a Centennial project. He felt that the work should have been proceeded at that time rather than the addition of the library.

Mr. P. Holtshousen observed that, in cities along a waterfront, development takes place as close to the water as possible. Buildings in these areas tend to deteriorate and eventually require a replacement while the land becomes extremely expensive. He cautioned against development in any form which would eliminate a recreational area.

Answering charges made by Mr. Dagenais earlier this evening, Alderman Carrara explained that he has complete records of the Centennial project. Development of the canal area at that time was too expensive and also there was a possibility of this project being unacceptable to the Provincial Government. The library extension was supported by all citizens.

Alderman Clement stated that the City did not press for the closing of the canal when suggested by the Seaway Authority, as certain local industries would be affected. Domtar, he noted, has an agreement whereby they may purchase water from Hydro as long

as water is in the canal. Also, W. G. Grace was extended, which plant is dependent on navigation. At this time, the Harbour Committee was formed through the Industrial Committee. As a result of these meetings, the City has now been assured that the harbour will be extended and dredged to a full seaway depth. Some time ago, he recalled that the park area was offered to the City for \$1.00 but was refused as acceptance of the offer was dependent on the City returning the land on a 24 hour notice.

Answering a question as to the use to which the surplus land could be put, Mayor Kaneb replied that the area is presently zoned as parkland. However, a request may be made to Council to have it rezoned. If the City wishes to retain the area as public open space and turns down the request, then an application may be made direct to the Ontario Municipal Board for a change in zoning.

Replying to Mr. J. O'Brien, Mr. Boyer noted that, if Crown Assets puts the land up for sale, anyone might submit a tender with the City having first choice.

Mr. Bertrand referred to a section of Honourable Lamoureux's letter indicating the Authority's willingness to give to the City, land for park and recreational purposes for a nominal fee. He questioned why this could not be extended to the whole area. He suggested that, if the land goes to private developers, industry might locate just west of the St. Lawrence College which would be most undesirable. He asked that careful consideration be given to development of this area as we no longer have the use of the St. Lawrence Park but must now go about ten miles west of a park area. Mr. Rose stated that, if

support is needed, the College Student Government will stand 100 percent behind Council. He further stated that the students have a five year tentative plan for development of the campus, a copy of which he will be glad to forward to the City.

Explaining to Mr. Watt, Mayor Kaneb stated that a civic Task Force was formed here for the purpose of working with the Industrial Committee in support of industry. After the meeting here, they report directly to the appropriate Federal and Provincial Ministers.

Mr. Page observed that Cornwall has no recreational or park area that it can be proud of and we should, therefore, take advantage of development of the waterfront as a potential tourist attraction. He felt that the Seaway would spend money to develop the land and then realize a profit on its sale. The Seaway, he argued, should not act as land speculators but should return the land to the City. He questioned the make-up of the Task Force and suggested that the Committee be composed of men and women who are interested in recreation. Alderman Brunet pointed out that the Crown might decide to retain the land at this time as we cannot force them to develop. However, he noted that, while they need part of the land for an All Canadian Seaway, they no longer have need for the total area.

Alderman Guindon left the meeting at this time.

Alderman Lebano reminded those present that Council has signed a Beach Agreement with the Department of Lands and Forests and further, negotiations have been taking place with the Township of Charlottenburgh and the Raisin Region Conservation Authority for development of a park area from Bryden Avenue to the easterly limits of the City.

Alderman Bough expressed his pleasure with the citizens who attended this evening's meeting and invited them to return to the next regular meeting of Council on December 14th. He pointed out that Council has been waiting since last July for a meeting with the Authority but such a meeting has been delayed until the Task Force report is issued. Honourable Lamoureux has indicated that this report should soon be available.

It was the general opinion of those present that representation should be made to have the land returned to the City, adequate provision made along the waterfront for park and recreational development and that further public meetings be held with representatives of the Seaway Authority being asked to attend.

Adjournment - Moved by Alderman Clement, seconded by Alderman Carrara that Council adjourn.


Clerk


Mayor