

CITY COUNCIL - #19-75

May 12, 1975

7:00 p.m.

A regular meeting of City Council was held this evening with the following members present - His Worship Mayor G. Parisien; Aldermen M. Holden, J. Pescod, A. Lebano, K. Bough, G. Cameron, F. Guindon, L. Keen, R. Pearson, R. Aubry, G. Samson, A. LeBlanc and B. Lynch.

Adoption of minutes - Moved by Alderman LeBlanc, seconded by Alderman Cameron that the minutes of the meeting of April 28th be adopted as received. Carried

Moved by Alderman Guindon, seconded by Alderman Samson that the minutes of the meeting of April 28th (closed) be adopted as received. Carried

Delegations - Cambridge Developments - proposal for development

Mr. R. Adams, solicitor, introduced Mr. C. Magwood, vice president of Cambridge Developments and secretary of Regional Shopping Centres Ltd. Mr. Magwood outlined a proposal of his company to develop a 320,000 sq. ft. site at the intersection of Brookdale Avenue and Tollgate Road as a regional shopping center. Aware of the city's interest in development of the downtown business section, Mr. Magwood went on to state that his company has conducted a study and determined it is economically unfeasible to proceed with a similar development downtown, unless heavily underwritten by the municipality. It was pointed out that a representative of Simpsons-Sears is present this evening to indicate the company's interest in this proposal; and further, commitments have been lodged with the developer by other companies showing their interest in renting space in the shopping center. Ms. Pat Maynard, realty research consultant, stated she had prepared a market study of the subject site to determine spending habits and growth potential of the area. She determined that a shopping center at this north-western section of the city would bring in trade to the city from Morrisburg to the Quebec border and would lead to our residents shopping more within the City, rather than outside points. Referring to developments in other municipalities

she noted that such a shopping mall has only tended to increase sales downtown by bringing in people from outside the area. Copies of the report, as prepared by Ms. Maynard are to be forwarded to members of Council. Following the presentation to Council, pictures of various shopping malls, constructed by Cambridge Developments were left with members of Council. It was then moved by Alderman Lebrano, seconded by Alderman Aubry that the presentation as made, be received and that after receipt of additional information from the developers, the administration prepare a report to Council outlining the impact of such a development in the community after which the Council will give further consideration to the proposal. Carried

Senior Citizens Complex - A brief signed by Mr. Ron Bergeron, president, East Cornwall Businessmen's Association; G. Gauthier, pres. Nativity Parish Council; and Victor Sabourin, chairman, N.I.P. Committee was read by Mr. Bergeron. These three associations asked Council to reverse its decision and request O.H.C. to build a third senior citizens building in the Nativity area. Mayor Parisien reminded the large delegation present this evening that it is O.H.C., not the City, that negotiates for the purchase of land and already owns the land at the north-west corner of Augustus and First Street. Various aldermen spoke in support of the need for a complex in the East End, pointing out that Council had asked for the third building at Augustus and First Street because O.H.C. had stated it was prepared to commence building immediately at this site. Earlier Council had asked for the facility to be built in the East End, but because of the delay in O.H.C. acquiring property had asked that the Corporation commence building immediately on the Augustus St. site with the next building to be erected in the East End.

It was moved by Alderman LeBlanc, seconded by Alderman Samson that the City sell the Nativity land to O.H.C. for a price of \$1.00; and that Council meet with the Corporation and at that time, inquire as to prices asked for the land in the Nativity area. After discussion by

Council it was felt that the City should not offer the land for \$1.00 as such an offer would negate all dealings with O.H.C. An amendment to the motion was made by Alderman Aubry, seconded by Alderman Holden that Council reconsider the East End site and arrange a meeting with O.H.C. and two representatives from the delegation, within 14 days in order to re-examine the general area of Nativity Church as a senior citizens site. The amendment carried. The motion was defeated.

Rule 2 - Moved by Alderman Lynch, seconded by Alderman Guindon that Rule 2 be suspended in order to hear a delegation. Mr. Gerald Baron read from a brief, wherein the Building and Construction Trades Council together with various other local unions gave their support to the International Labourers local in their endeavours against John Entwistle Construction. It was explained that the tenders are studied by the Management Committee and then passed by Council. The low tender must be accepted, stated the Mayor, or the City is liable for the difference. In the tender under discussion, it was brought out that all tenders submitted were by non-union companies. The Chief Administrator noted that Entwistle Construction is paying a rate as approved by the Federal and Provincial Governments. Mr. Wilfred Oliver pointed out that the paper workers union is one of the largest local unions and at a meeting held this evening a proposal was put forth to have a one day shut-down of all unions. However, it was decided to meet with Council and try and resolve the problem. He agreed with a suggestion made earlier by Alderman Bough that Council meet periodically with Union to discuss any problems that might arise. The Chief Administrator stated that he understands that any Federal or Provincial contracts stipulate certain standards of rates be paid, but is unaware of anything that says only union people will get tenders. Mr. Geo. Harrop stated he hoped the work being carried out under the Infrastructure Grant would not create problems in our City. Stating that Entwistle Construction is unwilling to negotiate with him, Mr. Harrop stated he will withdraw as International representative in order to allow the Mayor and Chief Administrator to negotiate with the company. Council agreed to leave the

matter with the Chief Administrator for him to investigate all aspects including the practices and legal right of awarding a contract to unionized employers only and to report back to Council.

Communications and By-laws - Moved by Alderman Pearson, seconded by Alderman Guindon that Council go into Committee of the Whole and that all communications, petitions and by-laws be referred to that committee.

COMMITTEE OF THE WHOLE

Resolution No. 27 - City of Sudbury - that the Animal Control Officer or Police Officer has the right to enter any premises, excluding residences, in order to seize a dog(s) running at large, to expand payment of penalties, provide a minimum & maximum system of fines for dogs running at large and that the Assessment Commissioner indicate in the Assessment Roll the number and sex of dogs on each property.

Moved by Alderman Keen, seconded by Alderman Bough that the resolution be filed. Carried

Resolution No. 28 - City of Brockville - seeking legislation to license mopeds together with a recommendation from the C.A.

Resolution No. 29 - City of Cornwall - petitioning Ontario Government to relieve the local tax burden on Senior Citizens

Resolution No. 30 - City of Cornwall - petitioning Ontario Government to scrutinize any proposed rate increases by Ontario Hydro

Moved by Alderman Keen, seconded by Alderman Cameron that resolution No. 28 be endorsed. Carried

Moved by Alderman Cameron, seconded by Alderman Samson that resolutions Nos. 29 and 30 be endorsed. Carried

Resolution No. 31 - City of Cornwall - that taxes shall be paid into the office of the Treasurer in three equal instalments not later than June 30, 1975; July 31, 1975 and August 29, 1975.

Moved by Alderman Cameron, seconded by Alderman Pearson that the resolution be endorsed. Carried.

Communications -

1 - Director of Public Works - recommending the adoption of a policy pertaining to culverts for private driveway entrances, approved by C.A.

Moved by Alderman Lebano, seconded by Alderman Pescod that the report be adopted as received. Carried

- 2 - Ministry of Housing - informing on nominations for membership on the Cornwall Housing Authority and changes being considered under the new organizational structure

Moved by Alderman LeBlanc, seconded by Alderman Guindon that the letter be filed. Carried

- 3 - Transit Manager - informing on revenue obtained in previous years from operating buses on Victoria Day together with a recommendation from the C.A.

Moved by Alderman LeBlanc, seconded by Alderman Bough that a reduced service be operated on Victoria Day; with times that the buses will be operated to be listed in the press. Carried. Alderman Bough stated he would like to see a recommendation governing all holidays after a survey has been taken and contracts reviewed.

- 4 - Director of Public Works & Purchasing Agent - making recommendation on Tender #20-75 ductile joint pipe with the concurrence from the C.A.

Moved by Alderman Pescod, seconded by Alderman Keen that the report be adopted as received. Carried

- 5 - Director of Public Works & Purchasing Agent - making a recommendation on Tender 21-75- hydrants., with the concurrence of the C.A.

Moved by Alderman LeBlanc, seconded by Alderman Pearson that the report be adopted. Carried

- 6 - Director of Public Works & Purchasing Agent - making recommendations on Tender 24-75 - regular & high test gas, diesel fuel, furnace fuel & stove oil together with the concurrence of the Chief Administrator

Moved by Alderman Aubry, seconded by Alderman Pescod that the report be adopted. Carried

- 7 - Director of Public Works & Purchasing Agent - making a recommendation on Tender 25-75 Weed Cutting, with the concurrence of the C.A.

Moved by Alderman Pearson, seconded by Alderman Samson that the report be adopted. Carried

- 8 - Commissioner of Development & Purchasing Agent - making a recommendation on Tender 34-75 Capitol Theatre with the concurrence of the C.A.

Moved by Alderman Bough, seconded by Alderman Cameron that the report be adopted. Carried

- 9 - Director of Public Works & Purchasing Agent - making a recommendation on Tender 32-75 with the concurrence of the Chief Administrator

Moved by Alderman LeBlanc, seconded by Alderman Samson that the

report be adopted. Carried. Alderman LeBlanc asked the Director of Public Works to look into the practice of dumping debris at the end of Francis Anne Street. Alderman Bough asked the condition of the sidewalk on Augustus St. between 1st and 2nd St. be examined.

10 - Health Unit - seeking Council's comments on a proposed plan to change their name together with a recommendation from C.A.

Moved by Alderman Guindon, seconded by Alderman Samson

that the report be adopted. Received

11 - Chief Administrator - supplying Council with a copy of the Financial Statements for the year 1974 together with some comments

Moved by Alderman Bough, seconded by Alderman Guindon that

the report be received and adopted. Carried

Moved by Alderman Lebano, seconded by Alderman LeBlanc that

the auditor be asked to attend a 5:00 p.m meeting to review the Financial Statements. Carried

12 - Acting Clerk - reporting on a survey of other municipal by-laws re animal control together with recommendation from C.A.

Moved by Alderman Guindon, seconded by Alderman Cameron that

the report be deferred to the next Council meeting. Carried

13 - Acting Clerk - supplying Council with a progress report on the Model Municipal Noise Control By-law

Moved by Alderman Guindon, seconded by Alderman Keen that

the report be deferred until the matter is brought up before the Restructuring Committee. Carried

14 - Director of Public Works & Purchasing Agent - Moved by Alderman

Pescod, seconded by Alderman Samson that the report be adopted. Carried

15 - Director of Public Works & Purchasing Agent - making a recommendation on Tender 30-75 Weed & Fertilizer Spraying with concurrence from C.A.

Moved by Alderman Lebano, seconded by Alderman Aubry that

the report be adopted. Carried

16 - Director of Public Works & Purchasing Agent - submitting information re Tender 31-75 Grass Cutting together with a recommendation from the C.A.

Moved by Alderman LeBlanc, seconded by Alderman Samson that

the report be adopted. Carried. Alderman Bough suggested that the

contract be awarded to the next lowest tenderer rather than a city employee.

The Chief Administrator stated that the tender did not indicate that a municipal employee would be ineligible. However, this practice would be followed in the future.

17 - A.A. Elliott - 11.5 acres of Lot D, Conc 1 Boundary Road - requesting that this matter be brought to Council, together with a recommendation from the C.A. and a report from the Director of Economic Development

Alderman Pescod stated that the Planning Board made a recommendation from a planning point of view; whereas Council has to consider development of the whole city. Consideration must be given to whether Council wishes commercial development in that area, the price of the land for commercial development and whether downtown development could be jeopardized, he went on to state. Alderman Bough agreed that should the city consider rezoning for commercial purposes, then the property should be put up for sale at commercial prices. Alderman LeBlanc cautioned that if the City delays, then the developer could build outside city limits. It was moved by Alderman Cameron that the matter be deferred. There was no seconder. It was moved by Alderman Lebano seconded by Alderman Guindon that the administration be instructed to determine precisely what the project will consist of, and that any implementation of the project will require a site plan development agreement, and that the sale price of the lands be negotiated on the basis of market value, and furthermore that any rezoning and consequent sale of the lands not take place unless there is assurance that the project will go ahead, and that after all this information is obtained the proponents be requested to appear before Council to make a presentation. An amendment to the motion was made by Alderman Keen, seconded by Alderman Cameron that Council defer any action until two weeks time and a firm commitment be given at that time. The amendment was withdrawn and the motion carried.

BY-LAWS -

Moved by Alderman Pearson, seconded by Alderman Guindon that By-laws 1783 through to 1787 inclusive be read a second time. Carried

The chairman of the Committee of the Whole reported to Council the actions of the Committee, including the second reading of the by-laws and the recommendations for enactment.

Committee of the Whole - Moved by Alderman Lynch, seconded by Alderman Pescod that the report be adopted as received. Carried

By-laws - 3rd reading - Moved by Alderman Bough, seconded by Alderman Holden that By-laws 1783 through 1787 inclusive be taken as read a third time and finally passed. Carried

New Or Unfinished Business -

Glenview Heights Park - Alderman LeBlanc complained that the park at Glenview Heights has been only three-quarters completed; and stressed the need for the installation of lights.

School property - Alderman LeBlanc asked that the principals at the various schools be asked to assist in having the school yards cleaned up.

Town Hall Meeting - Noting that the Mayor of Ottawa held a Town Hall Meeting a short time ago, Alderman Aubry suggested the same type of meeting could serve a useful purpose here, to be held possibly every month or month and a half. He referred to the delegations from the Labour Council and those supporting an O.H.C. development in the East End as matters that could be helped by such meetings.

Montreal Rd and Baldwin - Alderman Samson complained that although Bell Canada has been contacted, they have neglected to fill in holes where the company has been digging at Montreal Rd and Baldwin Ave.

A.M.O. Questionnaire - Alderman Lynch questioned the legality of the results of a questionnaire submitted to A.M.O. on the preferred time for municipal elections and length of term of office. It was pointed out, however, that results of the questionnaire were more to obtain opinions from municipalities rather than a formal statement.



Budget - Alderman Lynch indicated his pleasure with the general format of the budget presentation but suggested additional information could be requested from organizations requesting grants.

Lake St. Francis - Moved by Alderman Lynch, seconded by Alderman Guindon that this Council request the Raisin Region Conservation Authority to study the weed problem in Lake St. Francis and ascertain the money available from the Federal and Provincial Governments.

Joe St. Denis Field - Alderman Keen advised that on the day of the naming of Joe St. Denis Field members of Council will be challenging the Big Brothers in a softball game.

Demontigny Street - Alderman Guindon asked the Director of Public Works to investigate the practice of a department store pushing garbage and dirt onto Demontigny Street.

Horovitz Park - Alderman Bough pointed out to the Chief Administrator the unsafe condition of the poles at Horovitz, noting that Cornwall Electric has had to remove some of the lights. He suggested the poles be inspected if it is the intention to light the park.

Council Chambers - Alderman Bough suggested the Chief Administrator consider a larger area for Council meetings when there are large delegations, and suggested the Justice Building, Civic Complex or some other suitable location.

City property - Alderman Lebano asked that city owned properties be cleaned up, suggesting the possible use of students for this work.

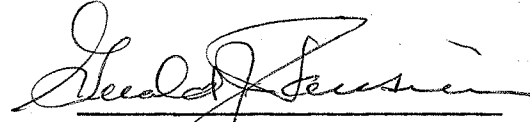
Boat Houses - Alderman Lebano asked that the owners of boat houses on property south of Montreal Road be made to clean them up; also that the City clear the road allowances of any debris.

Brookdale Ave. & Tollgate Road - Alderman Pescod referred to mention made by Mr. Magwood earlier this evening that his company will be asking to have the Brookdale & Tollgate Road area rezoned. Alderman Pescod, noting that the Planning Board will be meeting this Wednesday, felt Council should consider the whole area before a decision is made for a large commercial

development. He also referred to a request for a regional shopping centre at McConnell and Tollgate Road and a further expected request for another shopping complex.

A.M.O. convention - Mayor Parisien asked that administration be advised of any aldermen who intend to attend the A.M.O. Convention in August.

  
Acting Clerk

  
Mayor