

September 8, 1975.  
6:00 p.m.

The regular meeting of City Council was held this evening with

the following members present - His Worship Mayor G. Parisien, Aldermen J. Pescod, A. Lebano, K. Bough, G. Cameron, F. Guindon, L. Keen, R. Pearson, R. Aubry, G. Samson, A. LeBlanc and B. Lynch.

Proposals for Major Commercial Development-

Mr. W. Stevenson, Mr. Hugh Fitzpatrick and various other officials of the development firm of Cormont-Mondev International appeared at Council, to present their proposal. Mr. Stevenson stated that when Cormont-Mondev initially spoke about a Shopping Complex last Spring, after hearing all the comments, they realized that they had to be downtown oriented, as this would be a necessity in the development project. Mr. Lloyd Sankey, architect for Cormont-Mondev, introduced two schemes, the Downtown Study and the 401 Study.

Downtown Study -

Mr. Sankey showed and explained to Council, the detailed plans of the downtown development, which would begin along the water edge and move north, covering two city blocks. A proposed master plan of the whole downtown area was also presented to Council, and it was indicated that certain existing buildings would remain intact. It was proposed that this thirteen acres should be called Heritage Square. Further explanation was given on the height of new City Hall being two or three floors, new apartment buildings being three or four levels and the new hotel would reach the highest, at six to eight floors. Mr. Sankey also indicated that they were attempting to keep cars out of the main area of the City, however, parking space would be available as underground parking in the hotel, apartment buildings, and the Civic Complex would have parking facilities.

401 Study - Proposed Shopping Centre- Mr. Sankey advised Council that this project would cover seventy acres, which is presently owned by Cormont-Mondev Development, located near the intersection of McConnell Avenue and Tollgate Road. The proposed first phase for the shopping centre would cover approximately 300,000 square feet, and includes a department store, hardware store, food store and auxiliary shops.

Also considered as part of the development could be a Fifth Wheel Truck Stop, which is basically a small motel, restaurant and garage, to service not only truckers, but tourists as well. In this respect, Mr. Loverich, owner of the Fifth Wheel Truck Stop Ltd. in Milton, Ontario, was present.

Alderman Pescod expressed concern that the concept of development as presented by Mr. Sankey would hinder the view of Lamoureux Park. He was assured that the park would be completely visible, as the building located there would be made of glass and therefore, would be transparent. Various aldermen inquired about such things as a water fountain, re-location of the library, emergency vehicles getting through the streets, parking and City expenditures.

Mr. Peter Howlett from Cormont-Mondev International then addressed Council regarding the Proposed Development Agreement. He suggested that the new hotel complex be opened sometime along the same time as the Civic Complex opening. Mr. Howlett stated that one important thing in the Agreement, is that Cormont-Mondev is not asking for any financial contribution, either in the downtown shopping core or the shopping centre. He further advised Council that the land for the Hotel Complex was not owned by Cormont-Mondev, but it is owned by Cornwall Electric. However, the downtown development could be proceeded with on the lands available now.

Alderman Pearson inquired if a go-ahead to the downtown area was given, did it automatically give the go-ahead on the Shopping Centre at Tollgate Road, and he was advised that it did.

Alderman Lynch stated that he had many serious reservations about the Development Agreement, and was very concerned about the immediate affect on the downtown area.

Alderman Aubry stated that from an analysis of cost as submitted by the Commissioner of Development, it would appear that the City's committment could be less, should we proceed with development of the shopping centre as proposed by Cambridge. Mr. Engels reported that there would be certain long term committments on Marlborough & McConnell, and both of them will be somewhat in balance, and thus, that Cormont-Mondev would be somewhat lower.

Regarding the matter of Cormont-Mondev asking Council to rezone the shopping centre land before they start in the downtown area, Alderman Pescod felt that Council is not ready to accept the Agreement, however, we should accept in principle, the proposal as submitted by Cormont-Mondev.

Alderman Guindon complimented those downtown businessmen, who have spent money improving their stores. He stated that he did not see anything in the report where there is a figure for the cost of the downtown development. Also, Alderman Guindon felt that Cormont-Mondev have been given the second opportunity and the same privilege should be given to Cambridge or Greater York.

Mayor Parisien advised Council that Cambridge was at Council before and they did not want to consider the downtown area at all. He further advised that when Cormont-Mondev came before, Council asked them to investigate and appear before Council again, which is their reason for being here tonight. Mayor Parisien stated that Council must decide what they want - either a

downtown development along with a shopping centre, or a shopping centre only, with no downtown development.

Mr. Engels reported that as far as downtown services go, the City has to pay public services. He also stated that now, Council has to decide whether they want a downtown development or not. He went on to say that if Council is possibly considering this plan, then we will go over the proposals with the City solicitor.

It was moved by Alderman Keen, seconded by Alderman Aubry, that a special meeting be called for next week, and that the Commissioner of Finance, the Commissioner of Development and the City Solicitor be asked to attend, in order to review the Development Agreement submitted by Cormont-Mondev International. Carried.

Alderman Pescod asked Mayor Parisien if Council would allow a representative from the downtown merchants to speak. Mayor Parisien advised that at the future meetings, representatives from the downtown merchants should be present.

Mr. Hugh Fitzpatrick of Cormont-Mondev asked Council to endorse the agreement in principle. He stated that we are very fortunate to have Fifth Wheel Truck Stop Ltd. willing to locate in Cornwall. He went on to say that Cormont-Mondev would certainly like to know tonight whether or not they will be locating in Cornwall.

It was moved by Alderman Guindon, seconded by Alderman Lynch, that Rule 2 be waived so as to hear a spokesman from the Downtown and East End Merchants Associations, and Cambridge Leaseholds Ltd.

Alderman Cameron stated that he was against hearing from anyone else, other than the Downtown and East End Merchants Associations.

Amendment to the motion was made by Alderman Lebano, seconded by Alderman Cameron, that rule 2 be suspended in order to hear from the Downtown and East End Merchants Associations only. It was a tie vote, and Mayor Parisien voted in favour of the amendment. The amendment carried.

Spokesman for Downtown Merchants Association -

Mr. George Assaly pointed out to Cormont-Mondev that the Downtown Merchants are on their side, as they are anxious for a downtown development. However, the plans presented to Council tonight are not the merchants idea of redevelopment, and they are not feasible to the downtown area. Mr. Assaly suggested that Cormont-Mondev should get together with the Downtown Merchants, and come up with another plan.

Mayor Parisien advised Council that this afternoon, he received a letter from the solicitor on behalf of Cambridge Leaseholds Ltd., asking that Mr. Magwood, Vice-President of Cambridge, be given an opportunity of speaking to Council this evening.

It was moved by Alderman Lebano, seconded by Alderman Samson, that Rule 2 be waived, to hear from Mr. C. Magwood, Vice-President of Cambridge Leaseholds Ltd. Carried.

Mr. C. Magwood, Vice-President of Cambridge Leaseholds Ltd. -

Mr. Magwood explained to Council that it was quite by accident that he found out about this special meeting, and he strongly objected that his company had not been given an equal opportunity to submit to the City, a proposal similar to Cormont-Mondev. He recalled that in 1973, his company was told that the City wished to obtain a major department store, and as a result, his proposal was submitted in this manner. He pointed out that a representative of Simpson's had attended a Council meeting with him, and indicated that they are willing to locate within the City. He asked that his company now be allowed to submit a proposal similar to that of Cormont-Mondev. He emphasized the fact that Cambridge has built many shopping centres, and stated further that Cormont-Mondev have never developed a shopping centre with a major tenant, whereas his company has built twenty-

five shopping centres, with seventeen including one or more major tenants. He stated that no one has asked his company what costs they are prepared to pay towards development, and therefore, questioned how a comparison between the two companies could be made.

Mr. Engels reported that in negotiations with Cambridge, the company had indicated they were prepared to develop the downtown core, only if the City was prepared to make a substantial financial contribution. It was also brought out at that time, that Sears was not prepared, in any event, to locate in the downtown area. The Chief Administrator stated that he had not given any preferred treatment to Cormont-Mondeve Development Ltd. in his meetings with them.

Adoption of Minutes - Moved by Alderman LeBlanc, seconded by Alderman Samson that the minutes of the meeting of August 25th be adopted as received. Carried. Alderman Samson commended Bell Canada for the most satisfactory manner in which they are carrying out repairs, necessitated by the installation of underground wiring.

Moved by Alderman Lynch, seconded by Alderman Pescod, that the minutes of the meeting of the Committee of Council of August 25th be adopted as received. Carried.

Delegations -

Larry Henderson - Dansk Store - Mr. Henderson stated that he was asked to appear before Council to explain the operation of his store. A brochure detailing the operation of the Dansk retail outlet was given to each Alderman. Mr. Henderson advised Council that at the time negotiations were going on in Cornwall and Niagara Falls, there was no problem with times for opening and closing in the Niagara Falls area.

Alderman Pearson strongly expressed his disapproval regarding Dansk store being open on Sundays, and particularly on Labour Day, which is contrary to our City By-law. He went on to say that Dansk, in coming to Cornwall, agreed to close on Sundays. Alderman Pearson also advised council that the merchandise in the Dansk outlet didn't appear to be geared to tourists, because not one item has a 'Souvenir of Cornwall' sticker on it.

Alderman Guindon stated that we are trying to promote a tourist trade and remarked that at the present time, we do not have too much here for the tourists. He indicated that even more should be done to increase tourist trade.

Alderman Samson stated that he agrees with Alderman Guindon, and feels that we should try to do everything to help Mr. Henderson.

Alderman Bough mentioned that hopefully, the Provincial Government is coming up with new regulations regarding tourist trade establishments. Aldermen Lynch & Cameron agreed with him, but in the meantime, our by-law must be enforced.

Alderman Lebano indicated that he agreed with Alderman Cameron's suggestion that we should amend the by-law, and he further stated that if we take the approach that Dansk must close, it is saying that we do not want anyone to open up here on Sundays. He also remarked that if we want to keep people in our area, we must do something.

It was moved by Alderman Lebano, seconded by Alderman Guindon that By-law 1864, 1965, be amended to exempt tourist oriented shops from having to close on holidays. Carried.

Mr. Gerald Lalonde - Objecting to Resolution 78/74, Cornwall Housing Authority -

Mr. Lalonde stated that he was very disappointed with the Resolution of Cornwall Housing Authority, which was previously endorsed by

this Council. He went on to explain to Council that when he applied to Cornwall Housing Authority for rent geared to income housing, he was refused because he was presently living in Martintown, Ontario. After discussion, Council suggested that Mr. Lalonde make his request to the Chairman of the Cornwall Housing Authority.

It was moved by Alderman Aubry, seconded by Alderman Lynch that Cornwall Housing Authority be requested to up-hold their original Resolution. Carried.

Communications and By-laws - Moved by Alderman Pescod, seconded by Alderman Bough, that Council go into Committee of the Whole and that all communications, petitions and by-laws be referred to that committee and that By-laws No. 1862 to 1874 inclusive - as listed - be given first reading.

- 1862 - authorizing the Mayor and Clerk to sign an Agreement for Easement with Robert J. Bourgon Const. Ltd.
- 1863 - Authorizing the construction of a watermain on Brookdale Ave. from Eleventh St. to Laflin.
- 1864 - authorizing the construction of a storm sewer on Guy St. from Lasalle Rd. to Marleau Ave.
- 1865 - authorizing the construction of a storm sewer on Alice Street & Lasalle Rd. from Guy St. to Marleau Ave.
- 1866 - authorizing the construction of a storm sewer on Fourth St. from McConnell to Guy St.
- 1867 - authorizing the construction of a storm sewer on Marleau from McConnell to Iroquois Drive.
- 1868 - authorizing the construction of a storm sewer on Elsie from Benny Ave. to West Limits.
- 1869 - authorizing the construction of a storm sewer on Balmoral from St. Michel to E. Limits of Lot 8, Con. 2
- 1870 - authorizing the construction of a storm sewer on Carleton from Lasalle Rd., to Marleau Ave.
- 1871 - authorizing the construction of a storm sewer on Haldimand Cres. from Iroquois Dr. to Iroquois Dr.



- 1872 - authorizing the construction of a storm sewer on Iroquois Dr. from Marleau Ave. to Lot 228.
- 1873 - a by-law authorizing the construction of a storm sewer on St. Michel from Sunnyside to Balmoral
- 1874 - authorizing the construction of a sanitary sewer on Boundary Rd. from Second St. to 950 feet south.

COMMITTEE OF THE WHOLE

Communications -

- 30-1 Bell Canada - applying for approval of certain rate revisions as per schedule 2, together with comments from the Chief Administrator.

Moved by Alderman Aubry, seconded by Alderman Samson that this Bell Canada Application be filed. Carried.

- 30-2 Cornwall Senior Citizens Club - requesting permission to have a Tag Day on September 18th, 1976, together with a recommendation from the Chief Administrator.

Moved by Alderman Keen, seconded by Alderman Lebano that the request be approved. Carried.

- 30-3 Water & Tax Collector - applying to Council for a tax write-off, amounting to \$10,186.59 re Y.M. -Y.W.C.A., together with comments from the Chief Administrator.

Moved by Alderman Pescod, seconded by Alderman LeBlanc, that this request be approved. Carried.

- 30-4 Minister of Housing re O.H.R.P. - giving approval in principle to the City's application for a Provincial grant for the current fiscal year.

Moved by Alderman Aubry, seconded by Alderman Samson that this application for a Provincial Grant be filed. Carried.

- 30-5 Minister - Canada Post - soliciting participation in "Help It Happen", a program supporting the '76 Olympic Games, together with comments from the Chief Administrator.

Moved by Alderman Bough, seconded by Alderman Pescod, that this request be filed. Carried.

30-6 Chief Administrator - requesting Council's approval to the signing of Agreement with Combustion-Engineering Superheater Ltd.

Moved by Alderman Lebano, seconded by Alderman Lynch, that the signing of agreement be approved. Carried.

30-7 Director of Public Works & Purchasing Agent - Tender #60-75 - recommending Jack's Sand & Gravel Ltd. be awarded the tender for sand for Landfill Site; and Earl Esdale be awarded the tender for sand for Winter Sanding of streets.

Moved by Alderman Pearson, seconded by Alderman LeBlanc, that this recommendation be approved. Carried.

30-8 City Clerk - recommending Oct. 2, 1976, for Tag Day for Optimist Club of Cornwall.

Moved by Alderman Cameron, seconded by Alderman LeBlanc that the request be approved. Carried.

#### COUNCIL

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 Samson that by-law 1862 listed on the agenda for third reading be taken as read a third time and finally passed. Carried.

#### New or Unfinished Business -

Housing Policy - Alderman Pescod advised that the department has prepared a Housing Policy Statement and suggested a joint meeting of Council and the Planning Board. He stated that the information is a pre-requisite for land banking, which the City will quite possibly be involved in before very long.

Library Expansion - Referring to land adjacent to the Cornwall Public Library which the City purchased, Alderman Lebano trusted that Council would not try and relocate library facilities.

Letters of Recognition - Alderman Lebano suggested that a letter be sent by Mayor Parisien to (1) the Lawn Bowling Teams for their recent success and (2) Miss Kathy Prosser, for her success in breaking the record in the 3000 meter race held recently in Sudbury.

Self-Serve Liquor Store - Alderman Lebano mentioned that with the opening of this new Liquor Store in the Brookdale Mall, it was another area of service to the citizens.

Meet the Candidates - Alderman Bough expressed his disappointment with the Chamber of Commerce for not having a meeting of the candidates open to the public. Mayor Parisien advised him that he had received a letter today, stating that the meeting would be open to the public.

Bus Stop on Adolphus St. - Alderman Bough advised Council that some improvements had to be made for the senior citizens at the bus stop in front of the Adolphus Street, Senior Citizens Home.

Moved by Alderman Bough, seconded by Alderman Lebano, that the City install a step at the front and rear entrance at the bus stop on Adolphus Street, in front of the Senior Citizens Home. Carried.

Curbing - Alderman Guindon stated that the Engineering Department should have inspections made in the areas where the new curbing machine has been used. He referred to an area on 14th Street West, where the curbing is already breaking up.

Garbage Pick-up - Alderman Guindon stated that the garbage still has not been picked up on Nelson Street, as of tonight.

Boulevards - Alderman Keen stated that some commercial establishments on 7th St. West had spent a lot of money repairing their places, and they have now been informed to tear up some of the pavement because this should be a green area.

Rent Review - Alderman Keen inquired as to whose jurisdiction it is to have a Rent Review Board set up, as he had several calls about rents being increased approximately 100%.

Departure of Chief Administrator - Alderman Keen expressed his best wishes to Mr. Engels, as this was the last Council Meeting he would be attending here.

Garbage Pick-up - Alderman Lynch stated that he had received complaints about the garbage pick-up, and asked if we were in a position to force Mr. McDonald to forfeit his Non-performance bond. Council decided that no action should be taken on this matter.

Unemployment - Alderman Lynch expressed his concern on the very high rate of unemployment in the City. He further stated that we should be taking a look at the Price-Waterhouse Report, and that the Industrial Commissioner should also look into this. Mr. Purdie noted that this matter had been discussed with the Charlottenburgh Township, and it should now be discussed with Cornwall Township.

Citizens Award Committee - Alderman Lynch asked why this report had to be discussed in the closed portion. Alderman Aubry informed Alderman Lynch that there were a couple of things in the report to be discussed by Council, prior to its being given to the press.

Signs By-law - Alderman Pearson asked that a copy of the proposed Signs By-law be made available to Council in order that they may be able to study it and present their comments, before it is passed by Council.

Police & Fire Negotiations - Alderman Pearson asked the Chief Administrator about the Police and Fire Arbitration discussions. Mr. Engels advised that there had been nothing official from the Arbitration Hearing for the Police Association. Regarding the Fire Association, he stated that it is likely they will go to arbitration.

Vandalism - Alderman Samson asked that the Police patrol the back yard lanes along Lawrence, Guy & Carleton, as there is much vandalism in the area.

Parking on Second Street - Alderman LeBlanc expressed concern over the parking problem on Second Street, and reminded Council that over a month ago, a motion was passed that the people involved on Second Street should be contacted.

Industrial Promotion - Alderman Aubry asked that Mr. Purdie submit a report on the formation of a Joint Industrial Commission.

High Interest Rates - Referring to a suggestion by Alderman Lebano, Mayor Parisien reported that he was reluctant to call a meeting with C.M.H.C. with respect to the high interest rates, as they have no control over this matter. Mayor Parisien suggested that we should possibly be going through our Member of Parliament and the Bank of Canada.

Curbing - Mayor Parisien advised Council that concern has been expressed by the residents on Gardner Avenue between Walton Street & Easton Street, over the manner in which the curbs are being installed, as a result of the paving of the street. The Mayor noted that the Engineering Department, acting in accordance with the by-law, allowed for the width of driveways to permit one car only, whereas, many of the residents have a driveway of a two car width.

It was moved by Alderman Keen, seconded by Alderman Samson, that the solicitor be requested to prepare amendments to the Traffic, Zoning and Streets By-laws, to make legal the existing properties which, under the present by-laws, are illegal. Carried.

Transit Manager - Report re passenger increase and traffic conditions on Second Street, with comments of the Chief Administrator.

It was moved by Alderman Lebano, seconded by Alderman Pescod, that this report from the Transit Manager be discussed in open council. Carried.

Alderman Pescod stated that at a previous meeting, he seconded a motion on deferring time limits on parking on Second Street, and stated

once again, that this should be deferred for six months. He further stated that these problems cannot be solved in a few weeks, and therefore, must go along with the motion to defer this report.

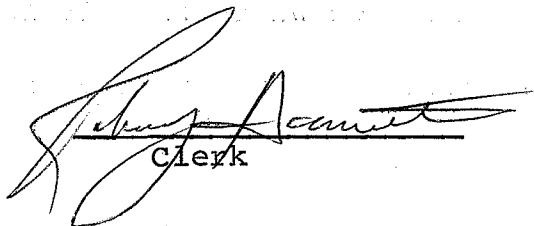
It was moved by Alderman Pescod, seconded by Alderman Guindon, that the report with respect to the recommendation restricting parking on Second Street, be deferred for six months, or until such time as the <sup>parking</sup> problems are resolved. Carried.

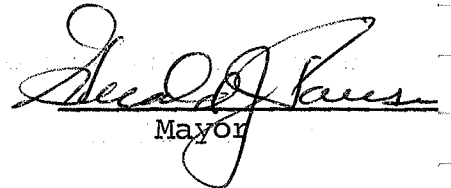
Awards Committee Report

It was moved by Alderman Aubry, seconded by Alderman Lebano, that the report on the Awards Committee be deferred until the next Council Meeting. Carried.

Adjournment

Moved by Alderman Aubry, seconded by Alderman Samson that Council adjourn into committee.

  
Clerk

  
Mayor