

2155

CITY COUNCIL #34-75

October 27, 1975.
7:00 p.m.

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

Adoption of Minutes - Moved by Alderman Cameron, seconded by Alderman Keen, that the minutes of the City Council meeting #33, October 14th, 1975, be adopted as received. Carried.

Moved by Alderman LeBlanc, seconded by Alderman Lebano, that the minutes of Committee of Council #26, October 14, 1975, be adopted as received. Carried.

Moved by Alderman Guindon, seconded by Alderman Cameron that the minutes of Committee of Council #27, October 22, 1975, be adopted as received. Carried.

Moved by Alderman Pescod, seconded by Alderman Samson that the minutes of Committee of Council #28, October 15, 1975, be adopted as received. Carried.

Delegations -

Mr. C. Guest - Representing Cornwall Builder's Association - Mr. Guest advised Council that the Cornwall Builder's Association represents the greatest number of housing suppliers, and he was attending Council tonight to explain the problems that face the builders. He explained about the limitations of the Government implemented Assisted Home Ownership Program, stating that 10% housing must be provided to low income people, 30% provided to moderate income people and the balance for general housing needs. He further stated that it is difficult to get Government participation in Cornwall because our marketing situation is much better

than any other city in the Province. Regarding land banking, Mr. Guest informed Council that most builders have not been involved, however, he hoped that in the future, the City would seek advice from the Builder's Association. He went on to explain some of the problems that the builders are facing in the community, problems that affect both the cost of land and the high cost of housing. Mr. Guest felt that the City should supply more information to the Builder's Association as to the expected housing needs in the future, what the actual employment percentage will be and more information pertaining to industries in Cornwall. He further states that there is a lot of land available in Cornwall, but the cost of developing it is increasing, and the City can not expect builders to meet a national demand that may or may not materialize. Mr. Guest agreed with most aspects of the City's Housing Policy Statement, and suggested a program be set up between the Cornwall Builder's Association and the City.

Acting Mayor B. Lynch thanked Mr. Guest for appearing before Council, and recommended that a meeting be set up between Mr. Guest, the Cornwall Builder's Association and the Cornwall Planning Board.

Mr. A. Ismaily advised that to provide cheaper housing, the lots should be smaller, and in 1972, he requested that the size of the lot be reduced but the builders were against same. Mr. Ismaily further stated that there are a lot of people who can not afford to buy houses, and specifically referred to Stenam Development advertising houses for sale, starting at \$45,000.00. A low down payment and high interest rates would result in a monthly payment of some \$400.00, which he believed to be beyond the means of many of our citizens. Mr. Ismaily further advised that ten plans for subdivision have received Ministry Draft Approval, but developers have not yet got them registered. He also remarked on Mr. Guest's statement that there is a demand for 200 houses, stating that this is because there are only 200 people who can afford those prices. He suggested to Mr. Guest that perhaps the Cornwall Builder's Association should build on smaller lots.

Mr. Guest indicated to Council that the Builder's Association realizes there are a lot of people who want a \$17,000. home, but the Association will never provide it unless the Government subsidizes it.

Alderman Lebano, a member of the Planning Board, stated that these problems have been discussed. He went on to say that we got into land banking to help the builders, but the main concern of Council is to supply prime accommodation at low to middle price ranges. Alderman Lebano further stated that the Planning Board and Council meetings are all advertised and therefore, the Builder's Association could attend the meetings.

After considerable discussion on the problems that the builders and developers face regarding the future supply of housing, it was suggested by Alderman Pearson that a meeting of the Builder's Association, Council, Planning Board and Real Estate Board be held.

Communications and By-laws - Moved by Alderman Pearson, seconded by Alderman LeBlanc 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. 1898 to 1908 inclusive, as listed, be given a first reading -

- 1898 - a by-law to dedicate Station Road as a highway
- 1899 - temporary loan re by-law 1864/75
- 1900 - temporary loan re by-law 1865/75
- 1901 - temporary loan re by-law 1867/75
- 1902 - temporary loan re by-law 1868/75
- 1903 - temporary loan re by-law 1869/75
- 1904 - temporary loan re by-law 1870/75
- 1905 - temporary loan re by-law 1871/75
- 1906 - temporary loan re by-law 1872/75
- 1907 - temporary loan re by-law 1873/75
- 1908 - a by-law to control municipal noise.

COMMITTEE OF THE WHOLE

- 34-1 Ministry of Natural Resources - re City of Cornwall Tie-up Basin for Small Vessels.
Moved by Alderman Aubry, seconded by Alderman Lebano that the letter be filed. Carried.
- 34-2 United Counties Science Fair - seeking funds so as to be able to offer awards to those students with the best exhibits.
Moved by Alderman Pescod, seconded by Alderman Guindon that this item be received and considered in the 1976 budget. Carried.
It was suggested by Alderman Pearson that the Acting Chief Administrator find out exactly the amount being requested.
- 34-3 William R. Mack - recommending John Entwistle Construction Ltd. be awarded the contract for Tender #63-75, conversion of the YM-YWCA Building to a Dare Care Centre.
Moved by Alderman Lebano, seconded by Alderman LeBlanc that the recommendation be accepted. Carried.
- 34-4 Ecole Secondaire La Citadelle - requesting permission to hold a Musical Marathon on November 16th, which will be televised on Cable 11.
Moved by Alderman Guindon, seconded by Alderman Aubry that permission be granted. Carried.
- 34-5 Township of Cornwall - Eastman Drain - resolution to allow N. Clark to collect \$250.00 for crop damages.
Moved by Alderman Pescod, seconded by Alderman Keen that the letter be filed. Carried.
- 34-6 Director of Public Works - report and recommendation re surplus property.
Moved by Alderman Guindon, seconded by Alderman Cameron that this recommendation be accepted, subject to approval of property "A" owner. Carried.
- 34-7 Commissioner of Development - report and recommendation re Lamoureux Cairn - Canal Lands.
Moved by Alderman Aubry, seconded by Alderman Pearson that the recommendation be accepted. Carried.

- 34-8 Director of Engineering Services - report and recommendation re construction of storm sewer on Carleton St. from Marleau Avenue to Outlet at Fly Creek,

Moved by Alderman Pescod, seconded by Alderman Pearson that the recommendation be accepted. Carried.

- 34-9 Director of Engineering Services - report requesting engagement of consultants to continue a study of Eastern Area Drainage, North-eastern and North-western sectors, as well as certain lands within the Township of Cornwall.

Moved by Alderman Keen, seconded by Alderman Pearson that the recommendation be accepted, providing that this study doesn't exceed \$10,000. Carried.

- 34-10 Transit Manager - report recommending purchase of eight new transit buses, together with recommendation from Acting Chief Administrator for six new buses.

Alderman Aubry suggested that this recommendation be deferred until such time as the 1976 Budget is reviewed. The Acting Chief Administrator advised that it would be a month or so before the budget goes to Council, and further advised that the order should be sent to General Motors now, in order to assure delivery in 1976.

It was moved by Alderman Aubry, seconded by Alderman Keen that the recommendation of the Acting Chief Administrator be adopted, with the understanding that after the 1976 budget has been reviewed, the order for six buses could either be reduced in number or cancelled altogether. A legal opinion should be obtained regarding the cancellation of an order sent to General Motors. Carried.

In general discussion, it was agreed that the City could use additional new buses. Alderman Guindon indicated that we should purchase the buses before the 1977 buses go into production as there are always problems with a complete change over.

Alderman LeBlanc mentioned that Council should wait until budget time, and also reminded Council that there are people in

Cornwall waiting for adequate services, particularly the Eamer's Corners Association.

Alderman Bough suggested that when improved bus service is being considered, it should be approved by Council.

- 34-11 Transit Manager - report recommending lease for additional heated space for the transit buses.

Alderman Cameron inquired if any City By-law would be broken if this location was used for storage of buses. Alderman Bough stated that because the zoning by-law would be broken, he would not support this recommendation.

Alderman Guindon made reference to the fact that the people in the area had no objection to this space being used for storing the buses, and also, there is no other storage space available in the City.

Alderman Keen asked if a change in the zoning by-law could be made to allow for temporary storage space. The Director of Planning explained that it would take a year to change the zoning by-law.

Moved by Alderman Aubry, seconded by Alderman LeBlanc that this item be referred to the City solicitor with power to act, and further, that the administration pursue all other alternatives regarding a storage area for the buses. Carried.

- 34-12 Director of Public Works - re Fennell Crescent sewage lift station.

Moved by Alderman Cameron, seconded by Alderman Bough that the recommendation from the Director of Public Works be adopted. Carried.

- 34-13 Dir. of Engineering Services & Purchasing Agent - recommending Louis W. Bray Construction be awarded the contract for Tender #47-75, the construction of various storm and sanitary sewers.

Moved by Alderman Lebano, seconded by Alderman LeBlanc, that the recommendation be accepted. Carried.

34-14 Acting Chief Administrator - re Local Improvement Charges.

Moved by Alderman Keen, seconded by Alderman Guindon that the Local Improvement Charges be discussed at the next regular Council Meeting. Carried.

34-15 Kinsmen Club of Cornwall - recommending use of name Kinsmen Centre for the former Y Building, and further recommending the use of Kin or Kinsmen in naming of the Day Care Centre.

Moved by Alderman Aubry, seconded by Alderman Guindon that this item be deferred to the next Council Meeting. Carried.

It was recommended that before any decision be made on the naming of the building, that the Ministry be consulted.

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 Bough, seconded by Alderman Pearson that the report be adopted as received. Carried.

By-laws - 3rd reading - Moved by Alderman Lebano, seconded by Alderman Bough that the by-laws, with the exception of by-law 1908, as listed on the agenda for third reading, be taken as read a third time and finally passed. Carried.

New or Unfinished Business -

City Events - Acting Mayor B. Lynch advised Council that the officials of A.C.R.O. will give serious consideration to having their next convention in Cornwall, because of the tremendous success achieved.

Moved by Alderman Guindon, seconded by Alderman Lebano that a letter of congratulations be sent on behalf of Council to Warden Whittaker and Mr. R. Lapointe thanking them for hosting the convention. Carried.

Acting Mayor B. Lynch also commented on the official opening of

Combustion Engineering, and stated they now employ 87 people, however, they hope to eventually employ 1000 people.

Multiple Sclerosis - Alderman Aubry read a letter received from Mr. Raymond Lalonde, requesting permission to sell carnations on behalf of the Multiple Sclerosis Society.

Moved by Alderman Aubry, seconded by Alderman LeBlanc that May 8, 1976 be granted to the Multiple Sclerosis Society for selling carnations. Carried.

New City Buses - Alderman Aubry commented on a newspaper article reporting that to date there has been no vandalism on the new buses and stated that this is certainly good publicity.

Road Cuts - Alderman LeBlanc requested that a closer watch on the road cuts be given. He stated that the gravel roads are dangerous, and sometimes there are two inch drop pot holes, and asked if these could be filled in with stone dust to make the roads serviceable. Mr. C. Meikle advised that the problem on Montreal Road was caused by cars travelling fast, which doesn't help the situation.

Mattice Pool - N.I.P. - Alderman LeBlanc congratulated Mr. J. Entwistle, Mr. C.F. Adams and Mr. S. Miller on a job well done on the Mattice Pool.

Moved by Alderman Samson, seconded by Alderman LeBlanc, that a letter be sent to Mr. J. Entwistle congratulating him on the manner in which Mattice Pool was constructed.

Cornwall Electric - Alderman Samson inquired if a reply had been received from the City Solicitor as to whether Cornwall Electric is staying within the 10% guideline when asking for the proposed increase. The Acting Chief Administrator advised no word had been received.

Combustion Engineering - Alderman Pearson suggested a letter be sent to Combustion Engineering requesting that they use Vincent Massey Drive as their address on their letterhead, rather than Western City Limits. Also, Combustion Engineering should be requested to have an Open House in May, 1976.

Transit Drivers - Alderman Pearson mentioned he was not aware that some of the transit drivers were on a permanent night shift, and have been for the last three years. He further stated he didn't want to create union problems, but this matter should be looked into, and a report brought back to Council.

Letters of Notice - Alderman Pearson indicated that he was happy about the letters being sent out to citizens regarding garbage pick-up and also the possible elimination of parking on Second St. East.

Social Services - Referring to the report submitted by the Director of Social Services, Alderman Pearson asked that a detailed report be submitted to the next Council Meeting, on the operations of the Richelieu Day Care Centre.

School Guard - Alderman Keen stated that he was amazed that the Police Department have not been able to secure a school crossing guard, especially when we have so many people receiving social services assistance.

Reduce Speed Limit - Alderman Keen requested that the speed limit when approaching the Combustion Engineering Plant be reduced to 40 miles per hour.

Traffic Tie-up - Alderman Keen stated that because of traffic tie-ups on Second Street at the intersections of Augustus St. and Sydney Street, we use Policemen to direct traffic, perhaps for half an hour just at rush hours.

Wintario Grant - Alderman Guindon requested administration to obtain information on the Wintario Grant and report back to Council.

Power Rate Billings - Referring to the increase in rates by Cornwall Electric & St. Lawrence Power commencing January 1975 and the proposed increase in January 1976, Alderman Cameron stated that his understanding was that the system of billing customers would be rotated. He stated that after seeing recent bills sent by the Company, that this was not

the case, and asked administration to obtain information from the Companies concerned.

Bus Stops - Alderman Cameron commented on the excellent paving of a small area along the shoulder of the road on Pitt Street near Emma Street, where the bus can pull off to the side to pick up and let passengers off. He stated that this was a good idea, as it didn't hold up the flow of traffic.

Grant Subdivision - Alderman Cameron stated that the ditches in this subdivision are far too deep, and could be dangerous. He suggested that administration have someone check it out and see what can be done.

Petitions - Alderman Cameron asked the Commissioner of Development if signed petitions from the people at Eamer's Corners had been received. Mr. Adams advised that to his knowledge, no petitions from Eamer's Corners had been received.

Power Rate Billings - Alderman Bough explained to Council that to change the billing system of Cornwall Electric would not be feasible. He further stated that each customer receives six billings a year.

LIP Grants - Alderman Bough asked Mr. Purdie if any information on the LIP Grants had been received, and he was advised that no official information was received.

Augustus & Third Streets - Alderman Bough stated that the residents in this area could not even get garbage collection because of the streets being torn up. Mr. Meikle advised that he was not aware of the problem, however, the contractor should be looking after this matter.

Bus Radios - Alderman Bough asked the Transit Manager when the radios would be in use on the buses. Mr. Robertson advised that we should be receiving them in approximately one month. Mr. Robertson further advised that the radios will be used to advise other bus drivers to wait for passengers holding transfers.

Social Services - Alderman Lebano requested that a detailed report on the Cornwall Family & Social Services be given to council members, explaining why the deficit is so high. He further stated that since the strikes have been on, many people obtained employment immediately, therefore, there are jobs available.

ACRO Resolution - Alderman Lebano referred to the resolution almost unanimously supported at the recent ACRO convention, recommending that the Province permit able bodied persons who are receiving Social Service benefits to work.

Rate Increases - Alderman Lebano requested that the Association of Municipalities of Ontario be advised that we are not receptive to the large increases asked for by Ontario Hydro and Bell Canada, considering the new anti-inflation program recently legislated.

City Strikes - Alderman Lebano asked the Acting Chief Administrator to remind Mayor Parisien when he returns to the City, that he should endeavour to have management and union officials get back to negotiations. He stated that he had already spoken to our M.P., Mr. Lumley, and will be speaking to our M.P.P., Mr. Samis, in the near future.

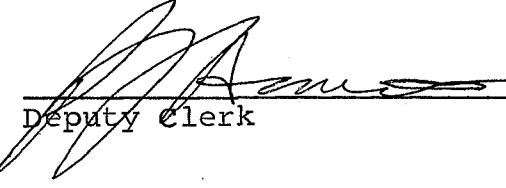
McConnell Avenue Rail Crossing - Alderman Lebano advised that there are many loose planks at the C.N. rail crossing. He recognized that the fault lies with C.N., however, felt that if they won't do anything about improving same, then someone from the City should nail down the planks.

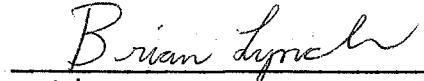
Cornwall Builder's Association - Alderman Lebano suggested administration have a meeting to discuss this matter, prior to a joint meeting with the Builder's Association.

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Brookdale Avenue - Referring to the construction of the combined sewer on Brookdale Avenue, Alderman Holden noted that the sewer is settling and water is retained in puddles on the road, which creates a nuisance to pedestrians.

Committee of Council - Moved by Alderman Holden, seconded by Alderman Guindon that Council adjourn into Committee.


Deputy Clerk


Brian Lynch
Acting Mayor