

April 7, 1975

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

Retail Commercial Development Study - Messrs. J.G. Turnbull, X. Fernandez and T. Brown presented to Council a study on the revitalization of the downtown business area. Mr. Fernandez explained, at some length, how development could take place from Water St. to Fourth Street. He envisioned a mall along this section of Pitt Street, where a major department store would be erected. He stated that there is sufficient buying power in the city and surrounding area to support such an establishment, which in turn would attract people to the area and benefit the other merchants. Mr. Fernandez emphasized the need for such a large department store if we are to become a regional shopping centre. Other areas of the City might be considered but to attract such a business in the downtown core, then the merchants must share in the cost. With an overhead projector, Mr. Brown showed pictures depicting malls in various cities in Canada and other countries - some of a passive nature and others of a very dynamic nature. Alderman Pearson, president of the Downtown Shopping Centre/Association, declared his interest and refrained from discussing or voting on the matter. Mr. Geo. Assaly recalled that it was 25 years since the Association made its first presentation to Council, indicating its interest in the development of the downtown commercial area. What the Association is now asking, Mr. Assaly stated, is if Council feels plan has some merit as to what they would like to see City look like, and is prepared to approve in principle. He suggested a committee be formed, composed of merchants and a committee of Council to meet with Damas & Smith to decide on what changes the City wants and then obtain a developer to implement some of these things.

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Alderman Pescod, while agreeing with many of the proposals, believed a cultural centre at 4th and Pitt St. to be unrealistic at this time. Many additional studies will have to be made, he noted, such as determination of the best site for a departmental store, land assembly, services and off-street parking. He pointed out that the City is already committed to various programs over the next three years; noting, however, that Mr. Assaly has indicated the merchants and land owners are prepared to participate in all costs. Alderman Aubry agreed with Alderman Lebano that the downtown business section must be improved upon otherwise peripheral development will occur. Alderman Guindon recommended that public washrooms be installed this year. Alderman Lynch stated he would like to see the merchants implement the Norwich plan. While he favoured many of the proposals, he felt the administrative and cultural centre to be unwarranted at this time; and any expansion to library facilities should be <sup>by</sup> way of an addition to the present building. Moved by Alderman Keen, seconded by Alderman Lebano that the interim report of Damas and Smith be referred to a special committee composed of merchants and members of Council, appointed by the Mayor. An amendment to the motion was made by Alderman Holden, seconded by Alderman Aubry that the interim report of Damas and Smith be adopted in principle and that it be referred to a special committee composed of merchants and members of Council, appointed by the Mayor. Alderman Guindon asked for a recorded vote, with the following results - For the amendment: Aldermen Holden and Aubry; Against the amendment: Aldermen Pescod, Lebano, Bough, Cameron, ~~Keen~~, ~~Keen~~, Guindon, Samson, LeBlanc and Lynch. The amendment was defeated. For the motion: Aldermen Pescod, Lebano, Bough, Cameron, ~~Keen~~, ~~Keen~~, Guindon, Samson, LeBlanc and Lynch. Against the motion: Aldermen Holden and Aubry. The motion carried. Mayor Parisien thanked the representatives of Damas and Smith for their presentation to Council this evening.

Family Housing - Mr. Wm. Mack, architect was present this evening together with Mr. Kuchar and Mr. Normandale of O.H.C. to present plans of a proposed family housing development at Fourth and Gloucester Streets. Mr. Mack explained that the scheme being recommended this evening is essentially the same as that proposed last November. Using an overhead projector, Mr. Kuchar displayed 28 stacked townhouses of two bedrooms each and 8 semi-detached units of which 7 have four bedrooms and one being a five bedroom duplex. The development will be landscaped to enclose all buildings. Parking will be provided in the rear and playground provided for. At the request of Council, Mr. Kuchar related, the building had been scaled down from 52 to 36 units. O.H.C. has now found that it is not economically feasible to reduce the number of units any further. The Corporation, Mr. Kuchar advised, is now asking Council to pass a resolution approving of the plans.

Mr. Paul Rouleau addressed Council on behalf of the residents in the area, who are objecting to the building of the development at Fourth and Gloucester Streets. Mr. Rouleau pointed out that in the entire block there are 41 homes; whereas O.H.C. proposes to locate at least 37 families in approximately 1.7 acres, which is less than 20% of the area. Mr. Rouleau contended that all homes must face onto a street of 66 ft. width, whereas the existing right-of-way is only 18 ft.; while the ingress and egress on Fourth Street traffic could become unbearable on Gloucester Street if Fourth Street becomes one-way; necessary pile driving will increase cost of construction and cause damage to the older homes. He stated that there are numerous sites where such a complex would be suitable and to build one at this location will only cause an increase in the general mill rate by installation of sewers and disrupt a good neighbourhood. Further, other sites could be acquired at a lower price.

Mr. Rouleau further argued that the only way the proposed development complies with the by-law and Planning Act is in the erection of a multiple family dwelling. If one building is to face on Gloucester Street with the other on Fourth then, he stated, a severance of the land is required and application must be made to the Committee of Adjustment. The frontage must be 60 ft. whereas these semi-detached dwellings have only 50 ft. The size of the lot is inadequate, when 30% allowance is required for ground area and another 40% for parking. He questioned as to where the children are going to play and where snow may be piled. In view of the many charges made by Mr. Rouleau, it was moved by Alderman Aubry, seconded by Alderman Bough that this matter be referred to the City solicitor and Commissioner of Development for their opinion and report back to Council. Carried. Alderman Keen agreed with Alderman Lebano that perhaps the site was not the most suitable, but asked that a location be decided upon in order to assist the some 150 families in need of this accomodation. Alderman Samson accused Mr. Adams and Mr. Walsh of lying in telling him that the sewer to be built on Gloucester Street was not supposed to be for O.H.C. but that a new sewer was needed along this section of Gloucester Street. Mr. Rouleau, in leaving the meeting, asked that any reports or any meetings called to discuss O.H.C.'s proposal, be made known to him.

City Insurance - Mr. G. Cottrell, V. Redmond and L. Martin came before Council in support of their request that the Cornwall and District Insurance Agents & Brokers Association be permitted to continue supplying insurance coverage to the City, as it has over the past number of years. Mr. Redmond read from a report setting out the objectives realized by the Association over the past twenty-six years, and the services available to the City in having a local broker prepared to assist at all times. It was the consensus of Council that the present carriers have always provided satisfactory service and it was therefore moved by Alderman Guindon, seconded by Alderman Lynch that Cornwall & District Insurance Agents & Brokers Association continue to provide insurance

coverage for the City. Carried. Alderman Keen declared his interest and refrained from discussing or voting on the question. Asked his opinion, the Chief Administrator stated that from his experience in Sarnia a substantial saving was affected when the City went to tendering for insurance. However, he noted the unique part here is that we have an out-of-town broker who shares with a local broker. Mr. L. Martin related, in some detail, how a special committee was formed some years ago by the Association to update the City's insurance and has functioned satisfactorily since that time, sharing any premiums with local agents on an agreed to basis. Alderman Aubry asked for a recorded vote on the motion, with the following results -

For: Aldermen Holden, Pescod, Lebano, Cameron, Guindon, Pearson, Samson, LeBlanc and Lynch. Against the motion: Aldermen Bough and Aubry.

By-laws - Moved by Alderman Pescod, seconded by Alderman Guindon that Council go into Committee of the Whole and that all by-laws be referred to that Committee and that By-laws 1765 to 1775 inclusive and By-law No. 1777, as listed, be given a first reading -

- 1765 - to authorize construction of pavement on Dover Road from Edythe St. to Queen St. at estimated cost of \$58,284.32
- 1766 - to authorize construction of pavement on Dover Road from Leonard Ave. to Edythe St. at estimated cost of \$34,770.52
- 1767 - to authorize construction of pavement on Leonia St. from First St. to Second St.
- 1768 - to authorize construction of pavement on Fifteenth St. from Cumberland St. to Norman St.
- 1769 - to authorize construction of pavement on Fourteenth St. from Lisieux to Lot No. 65 RP 186
- 1770 - to authorize construction of pavement on Guy St. from Eleventh St. to Twelfth St.
- 1771 - to authorize construction of pavement on Ann St. from Daly Avenue to Churchill St.
- 1772 - to authorize construction of pavement on Gardner St. from Walton St. to First St.
- 1773 - to authorize construction of pavement on First St. from Danis Ave. to Courtauld's property

- 1774 - to authorize construction of pavement on St. Michel Ave. from Sunnyside Ave. to Lemay St.
- 1775 - to authorize construction of pavement on Fourteenth St. from Norman St. to Churchill St.
- 1777 - to authorize borrowing of \$1,525,838.71 to pay for extensions and improvements to the waterworks system.

COMMITTEE OF THE WHOLE

By-Laws -

Moved by Alderman Pescod, seconded by Alderman Guindon that By-laws No. 1765 to 1775 and By-law No. 1777 be read a second time. Carried

COUNCIL

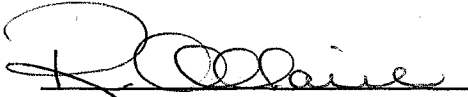
The chairman of the Committee of the Whole reported to Council the actions of the committee, including the second reading of the by-laws and the recommendations for enactment.

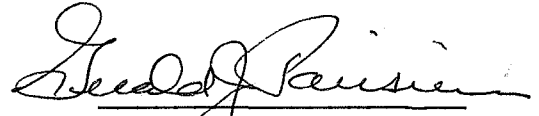
Parking lots - Alderman Pearson commended Public Works Department for keeping the parking lots clean during the recent heavy snow storm, which eliminated much of the street parking.

Statements made in Council - Mayor Parisien stated that he was very disturbed by a statement made in Council tonight by a member of Council against members of our staff. The Mayor pointed out that Council members do not have immunity for statements made in Council and could pay the consequences. The Mayor further stated that when a member is called to order, he wishes he would heed. The Chief Administrator, stating that the charges made by Alderman Samson were quite specific and clear against the Department Heads and would ask Alderman Samson to retract the statements and apologize to the Department Heads. Alderman Samson contended the statements made by him were not untrue and that he might take back the charges made by him against Mr. Walsh but not Mr. Adams. Mr. Adams, asked for comments, stated that during Capital Budget time the sewer on Gloucester Street between Second Street and Fourth Street was discussed and he advised Council, at that time, we were building it to replace the existing Leitch Creek system which is in a poor state of repair and is located entirely on

private property, except at street crossings. Of this cost, Mr. Adams noted, approximately \$28,000. would be required to service the site on which O.H.C. wishes to develop family units, if Council did not desire to construct the overall works.

Adjournment - Moved by Alderman Lebano, seconded by Alderman Holden that Council adjourn.

  
Clerk

  
Mayor