

CITY COUNCIL #36-75

November 12, 1975.

7:00 p.m.

A special meeting of Council was held this evening to meet with the Planning Board and Ministry of Housing. The following members of Council were present: His Worship Mayor G. Parisien, Aldermen M. Holden, J. Pescod, A. Lebano, K. Bough, G. Cameron, F. Guindon, L. Keen, B. Lynch, R. Pearson, G. Samson and R. Aubry. Also in attendance was Mr. L. Hart, member of the Planning Board. In attendance from the Ministry of Housing was Mr. Scott Morgan, Mr. Barry Gardner and two other representatives.

Mr. Scott Morgan from the Ministry of Housing advised he was attending Council tonight in order to discuss the rezoning application of Cormont-Mondev. He indicated that there may be problems at the O.M.B. and therefore, the Ministry of Housing wanted to be in a position to help put through an amendment to the Official Plan, and thereby, get approval to the Shopping Centre. Mr. Morgan advised that after several meetings with Cormont-Mondev, he now understood that they wished to divorce the two proposals, downtown development and Tollgate/McConnell shopping Centre.

Mayor Parisien stated that he was aware of this situation, but it has not as yet been discussed with Council Members.

It was moved by Alderman Samson, seconded by Alderman Cameron that Council go into caucus. Carried.

Mayor Parisien reported that Mr. H. Fitzpatrick and Mr. W. Stevenson had met with the Chief Administrative Officer, Alderman Pescod and himself on Tuesday afternoon. Following advice from their solicitor, Cormont-Mondev asked that development of the downtown area and development of a shopping centre at Tollgate/McConnell be considered separately. Their

legal counsel had advised them that the O.M.B. would not look favourably upon an application for rezoning, when development of the mall is contingent on the developing of another area. The City's representatives were advised that Cormont-Mondev is now prepared to proceed immediately with the development of the downtown, which doesn't require any rezoning at this time. As a separate venture, the Company would ask for rezoning of the land necessary for the mall.

Mayor Parisien explained that this proposal seemed sound and it was his intention to bring these facts to Council for their information. He had not expected the Ministry of Housing to bring this proposal forthwith this evening.

Alderman Pescod agreed with Mayor Parisien, noting that the Company representatives had asked at the time of the meeting, that the information be kept confidential, and further, the City wished to obtain legal information before taking any further action.

Mr. Barry Gardner from the Ministry of Housing, Ottawa office advised that their department was to provide planning advice to Municipalities in Eastern Ontario. He indicated that perhaps their being here tonight was a little premature. When Council has decided and has made firm commitments, then the Ministry of Housing can offer advice.

Alderman Pescod pointed out three things Council Members should keep in mind. 1. The application of Greater York has been rejected by City Council, and an appeal is likely to be made to O.M.B. 2. A by-law to impose conditions of development or re-development of lands or buildings in the City of Cornwall is to be presented to Council in the near future. 3. Even if Cormont-Mondev does not develop any more than 120,000 sq. feet in the downtown area, it is more than anyone else wants to do.

Mr. Gardner advised Council that along with the amendment to the Official Plan, a lot of background information is required so as to

support the amendment. He further pointed out that the Damas & Smith report recommends the downtown site first, the Cambridge site second and thirdly, the Tollgate/McConnell site, and this report could be used against us at an O.M.B. hearing. Mr. Gardner indicated that Council should decide whether or not the Damas & Smith recommendation is acceptable.

Referring to Market Studies, Mr. Gardner stated that the report shows there is a need for a regional shopping centre in Cornwall, but it doesn't state which area.

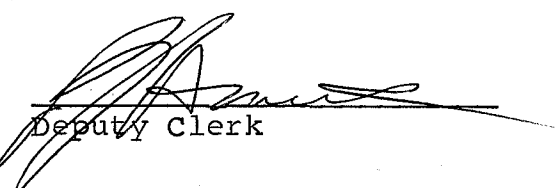
The Ministry of Housing will offer financial assistance if a marketing consultant is required to assist in gathering data.

In summing up, Mr. Gardner stated that once the Official Plan Amendment is approved by the Ministry of Housing, there should be no problem getting a zoning amendment through. Usually, the O.M.B. will contact the Ministry of Housing, advising they have a zoning amendment before them, and this is when the Ministry of Housing will assist in giving its approval. Lastly, Mr. Gardner pointed out that the O.M.B. hearing could be on technicalities only, and if we know the background information, there should be no problems.

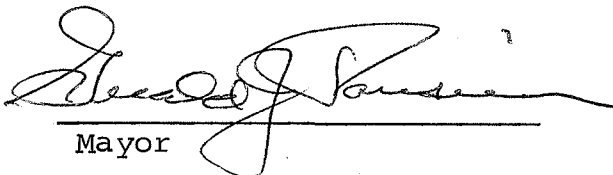
Mayor Parisien indicated that the next step is to ask Cormont-Mondev back and once a clear decision has been adopted, we will send an application to the Ministry of Housing for financial or advisory assistance.

It was moved by Alderman Lebano, seconded by Alderman Holden that the Mayor be authorized to arrange a meeting with Cormont-Mondev in order to initiate proceedings. Carried.

Mayor Parisien offered thanks on behalf of Council to the representatives from the Ministry of Housing for their advice and assistance.



Deputy Clerk



Mayor