

CITY COUNCIL #26-76

July 19, 1976.
6:30 p.m.

A special meeting of 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, B. Lynch, R. Pearson, G. Samson, A. LeBlanc and D. Aubry. Absent was Alderman M. Holden, on holidays.

H. Fitzpatrick

Mr. Fitzpatrick introduced to Council Mr. B. Holmes, President of Cornerstone Construction Co., Belleville, and Mr. D. Voisey, architect. Mr. Voisey produced architectural concepts of the proposed building to be erected on the southwest corner of First and Pitt Streets. The building in question will have five levels with the top three levels for office leasing and the two bottom floors for commercial leasing. There will also be an underground parking level.

Mr. Holmes indicated that the project would cost \$4.5 million and that there would be 79,000 sq. ft. of rental space. Mr. Holmes was asked when the project would be started and if he could place a concept drawing on the site. Mr. Holmes replied that they would anticipate breaking ground in February, 1977 and that they would advertize on the site. It was the consensus of Council that approval be given in principle to the proposed development as presented.

Cambridge Leaseholds Ltd.

Mr. C. Magwood presented to Council their proposal for a shopping mall at Tollgate and McConnell. He indicated that an Order-in-Council would be necessary to obtain subsidy for a grade separation. He stated that Cambridge owns approximately 200 acres and wish to develop 55 acres as a shopping mall. Phase I of the project would necessitate the development of 30-35 acres comprising 340,000 sq. ft. of leasing space and parking facilities for 1900 cars. It will be necessary to enter into a development agreement with the City and approval of the site plan and spot zoning will also be necessary. He also stated that his company had no objections to the proposed Woolco expansion.

Damas and Smith have been retained for preparing official plan amendment. Certain services will have to be brought to the site. Watermain, sanitary and storm sewer will be needed. Cambridge will be responsible for the storm sewer necessary to service the site. It is their position that these services would not greatly affect the Fly Creek.

Mr. Magwood indicated that his company is prepared to spend \$800,000 in Phase I and an additional \$200,000 in Phase II. This represents their share in what would be necessary to accommodate their site alone. This would include right-of-way road improvements, two sets of traffic lights and grade separation. The City would control services and the calling of tenders. He emphasized that it is essential that they obtain a grade separation for their site otherwise it would be necessary for them to review their position. Also it will be necessary to obtain Ministry of the Environment approval for sewage disposal. Mr. Magwood concluded by indicating that this was a very worthwhile project in that it would open up services to a large parcel of land, provide a tax base sufficient for the borrowing of money, provide \$300,000 in tax revenue, create employment for 350 people on a full-time basis and also make use of local labour and contractors.

It was moved by Alderman Bough, seconded by Alderman Pescod, that approval be given in principle and that the matter be referred to the Planning Board and Ministry of Housing for consideration for appropriate amendment to the Official Plan and Zoning By-law. Carried.

Moved by Alderman Bough, seconded by Alderman Cameron, that a request to the Ontario Government for an Order-in-Council be made for the construction of the grade separation. Carried.

Mr. Magwood indicated that he would be back in six weeks with further information on the project.

Resolution 53A-76


Moved by Alderman Bough, seconded by Alderman Pescod that the resolution of the City of Cornwall objecting to the decision of the arbitrators for the 1975 education apportionment and that the City Clerk so advise the Chief Executive Officer of the S.D.&G. Board of Education be approved. Carried.

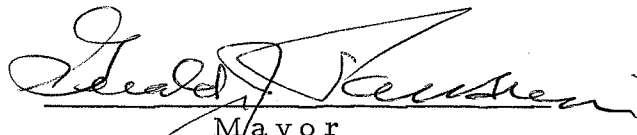
Repairs - Bob Turner Centre & Water Street Arenas

Moved by Alderman Pescod, seconded by Alderman Lebano that the report from the Chief Administrator dated July 19th, 1976 be approved. Carried.

Tenders 1-75-50; 1-75-45; 1-75-10 - Civic Complex

Moved by Alderman Bough, seconded by Alderman Cameron, that tenders for Hockey Nets and Inserts (\$2,479.50), Office Furniture (\$13,877.16) and Sound System (\$2,815.00) be approved. Carried.


Clerk


Mayor