

CITY COUNCIL #34-76

October 4, 1976.

7:30 p.m.

A Special Meeting of Council was held this evening with the following members present - His Worship Mayor G. Parisien, Aldermen M. Holden, J. Pescod, A. Lebano, G. Cameron, F. Guindon, L. Keen, B. Lynch, R. Pearson, G. Samson, A. LeBlanc and R. Aubry. As indicated at the previous meeting, Alderman Bough was absent.

Present on behalf of Cambridge Leaseholds Limited were Messrs. C. Magwood, M. Cunnington, J. Jackson, P. McNeely, X. Fernandez and R. Adams.

Mr. Magwood, Vice-President of Cambridge Leaseholds Limited, addressed Council and stated that the purpose of this evening's presentation is to attempt to bring together the items discussed over the course of the last several months and hopefully to obtain approval for the official plan amendments and zoning amendment required to accommodate the development of a regional shopping centre on their 68-acre site at Tollgate and McConnell. Phase I of the development will develop one-half of the 68 acres. There is provision in the agreement for rerouting Tollgate Road in the future at which time the developer will grant to the City that portion of its lands required for the realignment at no cost to the City. Stores known at the present time to be locating in the proposed shopping centre are K-Mart, Dominion Stores and Simpsons-Sears, leaving approximately 115,000 sq. ft. of space available for other stores.

Mr. J. Jackson of Realty Research Group reported briefly on the retail market analysis. The estimated sales in 1976 are \$54-55 million, with most of the sales being made to local residents. It is estimated that \$76 million in sales is the potential which could be accrued in Cornwall if department store type merchandise were available. As a result of the new centre it is expected that the outflow will be greatly reduced for department store type merchandise and people who would not normally come to Cornwall will come to the new centre.

It is estimated that 35% of potential expenses are leaving the City at present and by 1981 it is expected that this can be reduced to about 13%. Sales in 1981 are expected to be approximately \$81.5 million.

Mr. P. McNeely of McNeely Engineering explained that a 24-inch sanitary sewer is proposed to connect with the trunk sewer at Paul and Twelfth and will cross to McConnell. It will then drop to 16 inches across the CNR tracks and to 12 inches up to the Cambridge site on McConnell. A 16-inch watermain is proposed from Tenth to Twelfth and a 24-inch watermain from Twelfth to the site. Storm water is to be handled by a retention pond approximately 3 acres in size. A 48-inch storm sewer is proposed from the shopping centre site to the retention pond. The outfall from the retention pond would go into a ditch belonging to the CNR and then into the Boales Drain. The retention pond has been approved in principle by the Ministry of Natural Resources and the Raisin Region Conservation Authority. The Ministry of the Environment has also been promoting this type of storm water control. It was pointed out that the pond would help to alleviate some of the problem we have been having with the Fly Creek since it will take drainage from 25 acres of land which would normally flow into the Fly Creek. The pond has actually been over-designed for a centre of this size.

Mr. Magwood advised that his firm owns a shopping centre in Newmarket which has a drainage system similar to the one proposed for Cornwall and it is working very well. He assured Council that safety measures would be taken in connection with the pond since any liability will rest with Cambridge. He welcomed Alderman Guindon's suggestion of using the pond as a skating rink during the winter and any other input in this connection.

Mr. X. Fernandez of Damas and Smith explained that it is proposed some time in the future to realign Tollgate Road approximately 700 feet south of the existing Tollgate Rd. McConnell should be widened to four lanes in the area of the site to facilitate turning movements into the centre. The grade

separation will be a two-lane road which will be sufficient for some time yet. Cost sharing has been discussed with the Canadian Transport Commission and the Ministry of Transport and it appears to be satisfactory.

In concluding, Mr. Magwood asked that Council seriously consider approving the required amendments to the Official Plan and Zoning By-law. He pointed out that sewer and water services proposed are in excess of required capacity and will have a recovery potential from other benefitting properties and will serve as an introduction for further development of lands in the area. In connection with roads, the road allowance for the realignment of Tollgate Road will be reserved for the City and it has been shown that the grade separation will also have its benefits. The estimated tax revenue from the centre is \$175,000 per year which means the City should be able to recover its costs in less than three years. The centre will provide employment for 350 to 400 people, not to mention those involved in the construction aspect. Towards a total cost of \$1,245,000 Cambridge has offered to pay \$800,000 now (in 5 instalments) plus a further \$200,000 at the time of expansion taking into consideration the construction cost index at that time. All of the foregoing in addition to the money already put out for the land should certainly indicate the firm's sincerity in seeing that their proposed plans are carried out to completion.

Alderman Pearson expressed his concern with the deadlines in the agreement for the City to provide services. He felt that the City should not be pinned down to a definite time period any more than the developer. Mr. Magwood advised that this could be considered before the final draft of the agreement is prepared.

#### Retail Commercial Development Study

Moved by Alderman Cameron, seconded by Alderman Pescod, that the Retail Commercial Development Study Supplementary (Final) Report be adopted. Carried.

Planning Board Minutes - Sept. 15th

Moved by Alderman Pescod, seconded by Alderman Keen, that the minutes of the Cornwall Planning Board Meeting #8-76 be adopted. Carried.

Amendment No. 25 to the Official Plan

Moved by Alderman Holden, seconded by Alderman Pescod, that By-law No. 2101, 1976 be read a first, second and third time, passed, signed and sealed. Carried.

Repeal Amendments No. 8 & 12 to the Official Plan

Moved by Alderman Pearson, seconded by Alderman Lebano, that By-law No. 2102, 1976 be read a first, second and third time, passed, signed and sealed. Carried.

Development Agreement

Moved by Alderman Guindon, seconded by Alderman Lebano, that the Development Agreement as proposed by Cambridge Leaseholds be approved in principle, including the extension of sewer and water services to the Cambridge site only, the widening of McConnell Avenue and the construction of a grade separation, at an estimated net cost of \$445,000 to the City.

Alderman Lebano requested a recorded vote which resulted as follows -

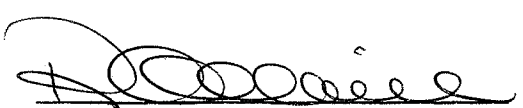
For the Motion - Aldermen Holden, Pescod, Lebano, Cameron, Guindon, Keen, Lynch, Pearson, LeBlanc and Aubry.

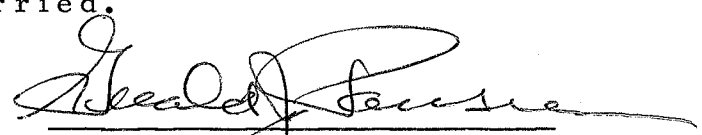
Against the Motion - Alderman Samson.

The motion carried.

Grade Separation - Resolution #61-76

Moved by Alderman Lebano, seconded by Alderman Lynch, that the Damas and Smith Limited Report dated August 1976, on "Grade Separation Improvement McConnell Avenue and C.N.R. Mile 67.31 Cornwall Subdivision" be adopted and that the City Administrator be instructed and authorized to take all necessary action to obtain the permission of the Minister of Transportation and Communications for an application to be made to the Canadian Transport Commission for approval of the said Grade Separation Improvement. Carried.

  
Clerk

  
Mayor