

June 4, 1975
4:00 p.m.

A special meeting of Council was held this evening with the following members present: His Worship Mayor Gerald Parisien, Aldermen M. Holden, J. Pescod, A. Lebano, G. Cameron, F. Guindon, L. Keen, R. Pearson, B. Lynch, G. Samson, A. LeBlanc and D. Aubry.

By-law 1803-75 - being a by-law to declare certain Tax Registration Lands to be required by the City for its own purposes. Mayor Parisien explained to Council that there was some urgency in passing this by-law to enable the City to acquire the parcel of land known as '23 Lauber Avenue'.

It was moved by Alderman Lebano and seconded by Alderman Samson that By-law 1803, 1975 be given a First and Second reading.

It was moved by Alderman LeBlanc and seconded by Alderman Lynch that By-law 1803, 1975 be given a Third Reading and finally passed. Carried.

Family Housing

Mr. Wm. Mack, Architect, was present this evening together with Mr. Kuchar and Mr. Normandale of O.H.C. to present amended plans of a proposed family housing development at Fourth and Gloucester Streets. Mr. Normandale explained that as a result of further discussions with City Officials and the ratepayers in the area, a new scheme was designed to meet the requirements of everyone concerned. Mr. Mack went on to explain the new scheme indicating that it would be a 4 level building with a height of 38 feet comprising of 35 two bedroom units. The property would be surrounded by a 5 foot chain link fence and a green belt with two way entrances on Gloucester and Fourth Streets. Alderman Lynch asked if any of the proposals from the ratepayers had not been met and Mr. Mack indicated that the only proposal that was not met was that of a throughway on the property connecting Gloucester and Fourth. All other proposals were implemented in the proposed scheme. Alderman Aubry asked if the request to have the abutting properties surveyed for insurance purposes be respected.

Mr. Normandale indicated that the contractor doing the work would have to be fully insured and an inspection of the homes would be at his own discretion.

Rule 10 - Moved by Alderman Lebano and seconded by Alderman Samson that Mr. M. Goldhammer be allowed to address Council. Mr. Goldhammer indicated that his group failed to understand why the City would not impose regulations making it necessary to have all the homes in the area inspected before construction work was undertaken. Also, he feels that the height of the chain link fence should be at 6 feet. He concluded by saying that there had been a lack of understanding and communications regarding this project and that it was a shame that the area residents had to hire legal counsel to protect their properties. It was explained to Mr. Goldhammer that the policy of the City in fencing their own parks was to erect fences 4 feet in height and that the proposed 5 foot fence by O.H.C. seemed more than reasonable.

It was moved by Alderman Keen and seconded by Alderman Holden that the plan as presented by O.H.C. be adopted. The motion was carried.

Senior Citizens Complex -

Mr. Normandale explained to Council that upon request from Council a feasibility study was undertaken for 120 units at the Nativity lot site owned by the municipality. Mr. Kuchar, also from O.H.C., indicated that with this proposed building, it would not be necessary to purchase any adjacent properties and that the complex complied with the zoning by-law. These would be in total 11 storeys with the ground floor being devoted to commercial uses as specified in the Commercial 70 Zone of the Zoning By-law. There would be 12 units per floor, all with one bedroom, 31 parking spaces and landscaping to accommodate the inhabitants of the building.

Mr. McLean from O.H.C. explained to Council that prices being asked for by abutting owners of the site in question were quite

higher than the appraised values O.H.C. had obtained, thus forcing O.H.C. to prepare a study involving the municipally owned parcel of land only.

It was moved by Alderman Samson and seconded by Alderman Aubry that Rule 10 be suspended to allow Mr. R. Bergeron, President, East Cornwall Businessmen's Association, to address Council. Mr. Bergeron informed Council that at no time was his group against the project considered for Augustus and First Streets. He indicated that his group and others concerned in this matter recognized the need for senior citizen housing units. Their presentation at a previous Council meeting was made to indicate to Council and O.H.C. the concern and interest to have a senior citizens complex in the eastern part of the City.

It was moved by Alderman Holden and seconded by Alderman LeBlanc that the plans presented be approved and that the City enter into negotiations with O.H.C. to acquire the land owned by the municipality and that the municipality clear any restrictions there may exist from the zoning or building by-laws. The motion was carried.

Alderman Pearson requested that the administration investigate the leases existing with the City for the use of Nativity Building.

Senior Citizen - First and Augustus

It was moved by Alderman Lebano and seconded by Alderman Pearson that O.H.C. conduct a survey to determine the need for an additional senior citizen complex. Carried.

Senior Citizens - First and Augustus Streets

It was moved by Alderman Holden and seconded by Alderman Aubry that if the survey indicates a need for a third senior citizens building, that a new application be made for the site at First and Augustus Street already owned by O.H.C. Carried.

Family Housing -

It was moved by Alderman Samson and seconded by Alderman Lebano that O.H.C. investigate the need for a geared-to-income unit at the site of Gloucester and Race Streets. Carried.

There being no further business, the meeting was adjourned.

R. O. O'Leary

Acting-Clerk

Richard J. Kenna

Mayor.