

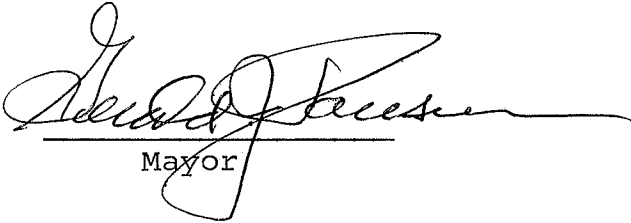
City Council - #10-77

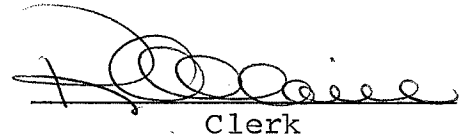
March 2, 1977
9:00 p.m.

A special meeting of City Council was held this evening with the following members present - His Worship Mayor G. Parisien; Aldermen P. Armstrong, R. Aubry, G. Cameron, F. Guindon, L. Keen, L.G. Lavigne, A. Lebano, A. LeBlanc, B. Lynch, J. Pescod and G. Samson.

Tender #1-77 - Moved by Aldermen Pescod and Aubry that Dومتrec Ltd. be awarded the tender for Pavement Markings-Centre Line at price of \$30,860.00. Carried

Tender #2-77 - Moved by Aldermen Samson and Cameron that Administration perform this work with in-house personnel. Carried.


Mayor


Clerk

March 7th, 1977.
7:00 P.M.

A special meeting of City Council was held this evening with the following members present: His Worship Mayor G. Parisien; Aldermen J. Pescod, A. Lebano, A. Lavigne, G. Cameron, F. Guindon, L. Keen, G. Williamson, R. Aubry, G. Samson, A. LeBlanc, B. Lynch and Mrs. D. Armstrong.

HIS WORSHIP: I call this public hearing to order and I'll first ask the Clerk to read the Notice that was in the press and also on the radio.

MR. CLERK: This was a Notice by the City of Cornwall for a meeting on Monday, the 7th of March, 1977.

- " CITY OF CORNWALL
" NOTICE OF PUBLIC HEARING
" Monday, the 7th day of March, 1977, at 7 p.m. in the Council Chambers, City Hall.
" The Council of the Corporation of the City of Cornwall intends to consider the revitalization of the City's downtown by constructing a pedestrian mall on Pitt Street between First and Third Streets.
" At this meeting, it is the intention of the City of Cornwall to present to citizens the above proposal for their suggestions and improvements, to hear any objections or comments and to receive briefs before adopting the downtown Redevelopment Plan and recommending it to the Minister of Housing for approval.
" Further information can be obtained from the office of the City Clerk, Cornwall City Hall, or by telephoning 932 6252, Locals 36 and 37. "
" R. Allaire, City Clerk. 96.0301.0305.35."

This, Mr. Mayor, appeared in the Daily Standard-Freeholder on March 1st, 3rd and 4th, 1977, and on March the 2nd in the Cornwall Weekly News.

HIS WORSHIP: Thank you Mr. Clerk. I would like to explain to the citizens here gathered tonight that the purpose of this Hearing is solely to hear objections or comments on the Plan as proposed. Before we hear any submissions from the people here gathered, members of our staff will outline the Plan and the steps necessary for the finalization of that Plan. We will explain to you the technical part of the Plan, the financial part of the Plan, and following this, persons requesting an audience should

state their name, who they represent, and the thrust of their comments, pro or con.

When you wish to be heard, come up to the podium, give your name, who you represent and whether you're a tenant, owner, or just a resident. We will allow each person wishing to address Council, approximately ten minutes, and when all persons are fully heard, Council members may ask questions for clarity purposes only. Nothing else. We're just gathering comments. All comments made at the Hearing will be recorded by a Court Reporter. This is at the request of the Minister of Housing, and I ask that this be done in an orderly fashion with no cross-examing, no screaming, no swearing. We want to give everyone here the opportunity to present their views before this Council.

I would now entertain a Motion to adopt the rules and procedures as were just read out to you.

Moved by Alderman B. Lynch and seconded by Alderman G. Williamson that the Motion be adopted.

ALDERMAN LEBANO:

If any member of Council feels at the end of the submissions they have a question or anything, or if any ratepayer or taxpayer of Cornwall--- would you accept any recommendations that would help the decision of Council, but I don't mean to get into policy statements by members of Council. I think if you want to clarify what someone said in their submission, make notes and then ask them questions, but other than that any questions or recommendations of Council - you can call me out of order.

HIS WORSHIP:

What do you mean by "recommendations"? You mean here, tonight?

ALDERMAN LEBANO: Yes.

HIS WORSHIP:

To night's meeting is for submissions and clarification of those submissions only.

Now I'll entertain submissions from spokesmen and spokeswomen, and as I have outlined, anyone who wishes to speak may come up to the podium. However, before we proceed, all those in favour of the Motion.

Those opposed.

Carried.

Now we'll get into a description of the Plan by our staff.

Mr. Clerk!

RICHARD ALLAIRE:

Mr. Mayor, perhaps at this point it is proper to indicate to the audience the action taken by Council up to this point, and further action that may be necessary if the pedestrian mall is adopted. So far, on November 2nd, 1976, City Council adopted a Resolution that the Preliminary Report be adopted, and subsequent to that, that Report was forwarded to the Ministry of Housing for approval, and on February 14th of this year, City Council adopted a By-Law to designate Pitt Street from Third to First, as a Redevelopment Area, and this evening there is a public hearing to consider objections, improvements and other comments on the proposed Pitt Street Mall.

Further to this evening's meeting, there are still steps that require action, namely Council must still adopt a By-Law to accept the Redevelopment Plan. They also must forward the said By-Law of this Plan to the Ministry of Housing, together with the Minutes of this programme.

City Council must also make an application to the Provincial Legislature for the adoption of a private bill authorizing the Council to establish a Mall Authority.

Upon approval from the Ontario Municipal Board of our 1977 capital expenditure quota, a separate submission must be made to have the construction by-law approved, and also funding by-law approved.

A By-Law must also be adopted to establish a Mall Authority, subject to the adoption of the private bill.

All of these further steps must be advertised, and this is an opportunity for Council to accept any complaints or objections at this particular time. All the way through there are advertisements to the local taxpayers to object to any of the actions taken.

HIS WORSHIP: Thank you Mr. Clerk. Mr. Hamilton!

ALDERMAN LEBANO:

Even if Council at some later date would approve this Development any group or any individual can protest to the Municipal Council at any given time, right or wrong?

HIS WORSHIP: Definitely.

ROBERT HAMILTON:

His Worship the Mayor, Members of City Council and Ratepayers, ladies and gentlemen. The Cornwall Downtown Mall concept was discussed by Council and a proper resolution was drafted on November 2nd, 1976, wherein

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Mr. Hamilton (cont'd):

it was moved by Alderman Lebano and seconded by Alderman Pearson, that since the Downtown Business Men's Association had requested the city to declare the Central Business District as a redevelopment area and the Council was desirous of this action, the above Resolution was passed. The City then undertook a preliminary study, which is available to all participants at this time.

I think it would be in order to indicate what the goals of the City's Planning Department were at this time and these may be set out as follows, as per the attached report.

It is further suggested that Jim Cunningham, Treasurer and Commissioner of Finance, would be in a position to indicate the total gross cost of this project, as well as discussing the basis of repayment and the rate per foot charged against the participating properties.

I think finally the further comments that I have could bring to light, would be off-street parking problems. as well as the on-street parking that may result, and these problems are being considered in the overall development of our downtown. In our initial report these improvements to parking are referred to on Page 43. rather adequately.

Before we started our feasibility study for revitalization of our downtown, the Planning Department established certain goals for downtown Cornwall. We think that these goals are fundamental to the future of our downtown. These goals are:

1. Encourage the development of Downtown Cornwall as the Executive, Cultural and Tourist Centre of Eastern Ontario.
2. Promote high standards of environment in downtown.
3. Make downtown a place for pedestrians.
4. Expand Housing opportunity on high density residential areas.
5. Improve the mobility of people to and within downtown.
6. Require development proposals to meet overall community goals.
7. Increase the public presence and public spending downtown.
8. Establish a program for downtown development.

We have tried to design a desirable future for the downtown, and have recommended the ways and means of achieving it.

The suggested measures to revitalize downtown are:

- (a) To establish a pedestrian mall.
- (b) To rejuvenate existing stores and general cleanup.
- (c) To improve existing parking.
- (d) To encourage high density residential development.
- (e) To establish a hotel complex.

Keeping the fiscal restraints in view, it was considered advisable that the whole revitalization programme be done in several phases. Accordingly it was recommended that the Pedestrian Mall be undertaken in Phase 1. at an estimated cost of \$1.125 million dollars.

I think that's my comments.

HIS WORSHIP: Thanks Mr. Hamilton. Mr. Cunningham!

JAMES CUNNINGHAM:

Mr. Mayor, I refer members of Council and the public to Pages 39. 40 and 41. of the Plan. I wish to emphasize that the cost shown on Page 39. of \$1.125 million dollars, is in respect to construction only.

On Page 40. the two methods of financing this outlay are given, one-third from a Municipal Debenture issue and two-thirds to be financed by the Downtown Revitalization Programme. It is a simple matter of addition to determine that the total amount of the project is \$1.435 million dollars.

Recovery of this amount shall be by three methods. Increased assessed values from which source it is hoped that \$900,000.00 shall be raised. Direct charges upon landowners abutting the Mall will provide \$478,000.00, and direct income from the Mall, i.e. concessions, will provide \$110,000.00. The direct charges upon the landowners is based upon one-third of the cost, the total cost of the project, and this ratio was intimated to City Council when the landowners presented the Petition last November.

The schedule of annual recovery at the bottom of the page is based upon the criteria that the Ministry of Housing have developed for the sharing of this income. Increased assessment is shared by the Municipal and Provincial Governments, and the ratio is one-third and two-thirds respectively, when dealing with frontage charges and direct income from the Mall etc. This

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Mr. Cunningham (cont'd):

This ratio is reversed after 15 years with the Municipality only allowed to retain one-third, the Province two-thirds. So, overall for the first 15 years, the Municipal recovery would be \$39,200.00 per annum, and to the Province, \$38,500.00 per annum.

The frontage charges upon landowners, represents one-third of the total cost of the programme. Therefore this one-third would represent \$15.00 per linear foot per annum for a period of 15 years. Going over now to Page 41. Mr. Mayor, based upon these calculations, the Municipal investment shall be recovered within 16 years. Now the reason why 16 years appears on this programme is that the frontage charges drop out after 15 years, whereas the other income carried on for some period of time. However, the Provincial investment shall not be recovered until the 29th year...Again because frontage charges drop out after 15 years. Again at the moment, finance being similar to other provisions, we are speaking of 29 years but we are talking of increased assessed value of the properties within the Mall area, and the reason we can see this accruing is we hope the Mall acts as a catalyst etc upon the volume of business and this is the reason why we're saying that some income will accrue from the increased assessment. This may very well exceed the estimate we have been using to date of 20% for Malls throughout North America. Then again, not to be optimistic but to be realistic, it may not exceed the 20%. I feel it very unlikely it will be possible to increase the frontage charges to landowners further than the \$15.00 per lineal foot for construction cost because added to that will be maintenance costs which we estimate will be \$14.20 per lineal foot. Therefore the landowners in that area can be expecting to pay \$29.20 per lineal foot. I think it is only reasonable that this is only one of the criteria to be judged or to be evaluated within this programme, but overall there are many other criteria to be taken into consideration. If there is sufficient evidence of community support for this venture, I think then the whole programme must be regarded as being necessary for all.

I think this is all I have to say.

HIS WORSHIP:

Thanks Mr. Cunningham.

ALDERMAN LEBANO

I have a question. I wasn't sure when I read this, there are 55 pages and a lot of the contents confused me at times. Now from what Mr. Cunningham has said, my own property on Pitt Street, I was assuming I would only pay \$15.00 per foot frontage for the development of the downtown, and the \$14.20 for frontage is also going to be charged to me as a maintenance cost. In other words a maintenance cost is going to be directed to tenants or owners?

MR. CUNNINGHAM: Yes, perhaps not a higher level of service due to purchase of snow removal equipment etc.

MR. PEARSON: Is that \$15.00 a foot per month or per year?

MR. CUNNINGHAM: Per year.

ALDERMAN WILLIAMSON: I was under the impression landowners would be looking after their own maintenance.

MR. CUNNINGHAM: Page 38. sets out the Municipality's responsibilities. "It will be the responsibility of that Mall Authority to carry out that maintenance."

ALDERMAN WILLIAMSON: In other words the taxpayers will be paying.

MR. CUNNINGHAM: No, the Mall Authority and the landowners.

ALDERMAN LAVIGNE: The cost will be \$610,000.00, and that's to be paid over a period of ten years.

MR. CUNNINGHAM: Correct.

MR. LAVIGNE: And then you add on the \$750,000.00 and that comes to \$825,000.00, and the cost - there's only \$75,000.00 between these two.

MR. CUNNINGHAM: The Provincial Government is charging once and for all a 10% interest rate.

ALDERMAN LAVIGNE: What happens to that 29 years?

MR. CUNNINGHAM: The 29 years is a recovery period. The Provincial Government is willing to provide the money on a flat interest rate of 10%, it's not 10% per annum, 10% all the way.

ALDERMAN LAVIGNE: Over the period of the loan?

MR. CUNNINGHAM: No, 10% on the top of the board and on top of that there's no interest charges whatever.

ALDERMAN WILLIAMSON: So the actual cost would be-----?

MR. CUNNINGHAM: \$1,435,000.00.

HIS WORSHIP: Any other questions on the financial aspect?--- Hearing none, then we will get into the Hearing part of the Meeting.

HIS WORSHIP: Mr. Assaly, would you come to the podium.

MR. ASSALY:

Your Worship, Members of Council, Ladies and Gentlemen.

There doesn't seem at this time, too much that one should add after we have listened to the Administration about this thing. I must tell you first, my name is George Assaly and I represent the Downtown Development Committee of the Downtown Businessmen's Association. I am going to take a few moments of your time to give you just a little bit of the background of the Mall, and why so many of us have been interested in it. First though I want to take one minute to say that we have all listened to the presentation of Mr. Hamilton, the Mayor, Mr. Cunningham, and our Committee wishes to go on record thanking them and Mr. Ismaily, the Planning Chairman, for making such a tremendous contribution to the good and welfare of the community. This is not just something that was thrown together. You will all have a copy in a few moments. I must compliment the City for one of the most comprehensive proposals ever submitted.

I want to thank Council and members of Administration, and with the exception of one who may change his mind, they have listened and given their endorsement. Every single possible avenue was explored to revitalize the city. This programme that you see was not something that was put together in a week or ten days. There's 22 years of hard negotiating and planning and hope for the downtown to get to the point we're at now. I don't think we can go any further without first of all thanking the members of the downtown businessmen who represent my Committee. It's our livelihood that's at stake. Let's go back to the beginning. Who are the people I want to say to publicly here standing in front of the Mayor and Aldermen? Mr. David Hertz and Mrs. Hertz, if there is any way we could tell your father that perhaps this work here that he almost gave his life for, will come to fruition. Harry Hertz and Joe McDerby who almost gave their lives to the community.

It's a downtown Pedestrian Mall we're talking about, asking for. The closing off of the street from First to Third with Second still going through. We envisage a parklike atmosphere that makes it a real-people place. That is the word we have used around here for the Civic Complex, and this should be a continuation of it - the Civic Complex, Lamoureux Park and this beautiful Mall-- Water to First, then this parklike atmosphere continuing

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Mr. Assaly:

all the way up to the beautiful Justice Building, to make one of the best-looking Malls anywhere in the country. Billy Mack has studied Malls all over the country and implemented into it the best ideas, but the downtown belongs to everyone, not just the merchants, so of course, it should be a place where everyone can gather, where everyone can be proud of. We sincerely believe it will help bring industry, not only industry but any type of commercial enterprise, whether down town or in any part of the city.

When you talk about the future of the downtown, you can't talk about people like myself who are going grey on top and thinking of retiring in a few years, or who may even not be here. We've got to think of the young fellows who are here tonight. Almost for the first time in many years, our young business people are not leaving to go to Kingston or Ottawa or Montreal to open up their businesses. They have decided to stay here. Will you come forward. Mike Menard, considered one of the outstanding business men in the Province, signed a contract to spend thousands of dollars to improve his store Boutique Migi. The Aubes, Mike Lemieux, a descendant of Archie Dover, who wants his business downtown. Fred Bier, Sylvia Hanley, Jack Martin, these are the type of people the City belongs to. Eric ^{LL}Markett, third generation of business people on Pitt Street. Eric wants to improve the Palace Theatre. We have got to give our sons and these young people an opportunity to go ahead. They want to do something, they want to improve. They have decided either die or you go ahead, you don't stand still, you don't wait, you don't say next year, you don't wait. Carl McLaughlin, David Hertz, they're all interested and they are prepared to pay the shot. In tonight's newspaper in a letter to the Editor, I am almost called an evil genius, but what we're saying is that the people in the affected area are paying the whole shot. If you're a homeowner in Riverdale or the east end of the City, you're not going to be taxed, we're going to pay for it and if it does go through we're the people down there who are going to pay for it, no one else, it's not going to take a cent away from any other project.

What else is of interest to people downtown. It's a matter of parking. We assure you this Committee is interested in parking and in no way would one single shovel be put on Pitt Street into the Mall

Mr. Assaly:

until the City Administrators and the City Fathers have said without hesitation that a solid commitment has been made that the Capitol Theatre parking lot will be turned into a Municipal parking lot, which will have approximately one hundred units to take care of the 55 units that we'll be losing on Pitt Street. And to those of you who are worried about parking, it seems the Plan that has come from Damas & Smith, there will be no parking on Pitt Street, Mall or no Mall.

Another question. What is going to happen to the downtown area? Is there going to be a beer garden etc. The Committee is not married to any plan or project. We have reconsidered the original plan. There was to be a restaurant with a Licence between First and Second. We have been approached by people who are in the business and we recognize the fact that there should not be in a public place like that, competition from the public sector to the private sector, and we will therefore recommend that that part be withdrawn from the plan and that it only be a restaurant, there would not be any sale of alcoholic beverages in the Mall as such.

(This speaker is warned by the Mayor that he only has a minute left to speak).

Those of you who have heard me, know I can talk on this thing for years, but parking will be there. It will be a beautiful place where both youth and senior citizens can enjoy in a parklike atmosphere. It's a type of place we can be proud of. We must go ahead. Those of us who own property there, we've got big investments. This Mall will help us and our children. We can make a success of it, we can educate our children. I have just been rambling. This has been 22 years of hope that we can go ahead and not stand still. I ask tonight that the Aldermen and the public and those of us who are merchants and landowners, reconsider that this is good for the community. If you have a plan that is better than ours, our people will swing over unanimously behind you. As it is now we believe in ours but we will swing to whatever is best for each and every one of you and we hope if ours is proven to be the right choice, you will back us one hundred per cent. Thank you very much.

MR. MAYOR: Is there anyone else who would like to address the Hearing? --- anyone at all.

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MR. HAROLD SHERWOOD:

Mr. Mayor, Members of Council, my name is Hal Sherwood and I'm a lawyer. I have been asked to speak on behalf of I believe it is now 19 merchants who represent both landowners and tenants on the block between Second and Third Streets. Mr. Mayor, I have here a Petition signed by those people and I have copies for Council which I would like to present to you. This Petition is dated March 1st and it reads:

"This is to certify that we merchants on Pitt Street, between Second and Third Streets, are against a Pedestrian Mall. At no time do we want Pitt Street closed off to traffic or parking."

Mr. Mayor, I appreciate it is not Mr. Assaly's fault, but I have been on my feet for 40 minutes now and I'll try to be brief. I think the citizens would appreciate it knowing there would be a full turn-out if there would be more seats provided, or may be a theatre, the Capitol Theatre...

HIS WORSHIP: That might have been more appropriate.

MR. SHERWOOD: I am relatively new to the City of Cornwall but I have noted that it appears to me what has happened in Cornwall in the past is what we have been faced with, what I'll call, for a better word, spot-planning. There are areas of this City which are not what they should be. If you look out down at the Glen-Stor-Dun Lodge, a beautiful area, and we have a chemical plant next door. On the corner of Bounday Road and Montreal Road, another beautiful spot, another plant was put up there, now closed down. Spot-planning! It seems to me this is what we have here. I have been reading, and hear certain City officials are recommending we have an overall plan for the City of Cornwall. The people I represent are suggesting to you that perhaps this plan should be held up a bit so that we can have an overall plan, not a spot-plan as we are having now.

Now I'm informed there are approximately 26 merchants on the block between Second and Third Streets. Nineteen are opposed. Now it's fine to say these aren't landowners, only four of these are landowners, five I believe, but they're merchants, they're the people that are going to pay the shot not the landowners. The merchants are going to pay it, and these merchants feel that if you take parking off the block between Second and Third Streets, you're going to take business away from them, and if you take business away from them, then they cannot

Mr. Sherwood:

afford to pay the assessments, it's as simple as that. They cannot afford to pay the rent. If you don't pay the rent you don't get the premises, so you see it seems basically to boil down to that.

Mr. Assaly referred to it as a 'people-place', like the Civic Complex. It appears we can't afford that 'people-place' at the end of Pitt Street. and ¹/₂erjaps we can't afford this at this time either, and I think I have to agree with Mr. Assaly, basically it seems the people in the affected area will pay the entire shot - those are his words, 'the entire shot' will be paid by the tenants, and if they don't get the business they can't pay.

Another very brief point that Mr. Assaly touched on again regarding parking. I think I heard him right in saying that nothing would go ahead unless there is parking where the Capitol Theatre now sits.

HIS WORSHIP: No, that's not what he said, he said parking at the Capitol Theatre.

MR. SHERWOOD: All right. That would appear to the people I represent not to provide adequate, close-enough parking for their needs, and certainly if anyone is thinking of blasting down the Capitol Theatre to make a parking lot-- I know I stand corrected on that-- but if anyone has it in mind to tear down the Capitol Theatre, they can forget it because I think that would be a waste to see that building destroyed.

1 So basically Mr. Mayor and members of Council, I think you should consider these tenants and their wishes and their needs. Their views on the matter are simply this, that if you have a completely pedestrian Mall, you cannot have customers come to your store. People will drive up, they can't get close, they will go somewhere else. That means these people will lose business, they will not be able to pay the rent and these businesses will not survive.

ALDERMAN LAVIGNE: I refer you to page 52 of the Development Plan, and page 1. of the Petition. I see No.9, Mr. Kyte signed that one and he has also signed the other. Now which side is he on?

MR. SHERWOOD: Mr. Lavigne, I don't know the answer to that question. Obviously if Mr. Kyte were here he might be able to tell you.

ALDERMAN LAVIGNE: I thought I would bring it to your attention.

MR. SHERWOOD: I thank you for bringing it to my attention. I am not embarrassed by it. This Petition was signed on March 1st.

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MR. C. PREDDIE:

HIS WORSHIP: Is there anyone else who would like to address Council?

CAL PREDDIE: Mr. Mayor, members of Council, ladies and gentlemen. My name is Cal Preddie and I am a citizen of Cornwall, I have been here since 1969. I came here tonight actually to ask two questions. One was why did we not refer to the Mall at Ottawa, the Sparks Street Mall. We have referred to three Malls in the U.S. The other question was whether we need it to be a garden in this Mall, but I think Mr. Assaly spoke about that. Having listened to Mr. Sherwood I thought I should say something and I wonder what is the basis for his claim that the Mall is a result of spot-planning. I think if he would read this submission, around pages 11 and 12, he would see reference to AN URBAN RENEWAL STUDY.

ERIC Faludi in '64 and '65 in that said there was a recommendation for a Mall in downtown Cornwall. I doubt that would be spot-planning. We also live in a democratic country and I believe that this submission we have more merchants who have signed in favour than opposed it. We should also know that in the three places to which this thing refers, that there was an increase in sales as a result of a Mall. This certainly does not support the claim having a Mall with no parking would result in reduction in sales to the merchants downtown. I am in favour of a Mall which would give people the freedom to move around and I am hoping all of us would support the idea of a Mall down town.

HIS WORSHIP: One thing I should clear up. The Petition that was submitted to Council is a Property Owners' Petition and this is absolutely necessary and is also a requirement of the normal Petition we get for instance if we want to put in a sewer or pavements. We have to go to the landlord or tenant, even though he is possibly interested, we have to go to the landowner, he has to sign that Petition and the Petition we have for the Mall was signed by only the landowners, and I wanted to explain why that type of Petition came up.

Is there anyone else? Mr. Fournier.

AL FOURNIER:

My name is Al Fournier and I am part owner of Fournier Furniture, 252 Pitt Street, which also makes me a landowner. I started working for Bringlows in 1940. Moved in 1946 to where Woodhouse is now

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MR. A. FOURNIER:

and in 1960 to the Rubino Estate and to where I am now. I have been on Pitt Street for 36 years.

We have discussed a while ago what we are against, the Merchants between Second and Third, and Second and Third only because the others we haven't talked to. I am referring to Retail Merchants and there are 26 in that block and out of the 26 there are 18 against a pedestrian Mall. I outline the word "pedestrian", we are not against a Mall, just a pedestrian mall because you're talking there between Second and Third, and you're taking away the chances of people to park and without people and parking we have no business. Last Friday when it was raining so hard I had two customers in my store because they were able to park and run into my store. But if we have no parking in front of the store we will have parking on Augustus or Third. No way. Secondly we were asked about Mr. Kyte, and he came to a meeting like the one I am here and he signed that and on March 1st he changed his mind and signed against the Mall. Parking I remember we came to Council and were told something would be done about parking and we were talking about the Capitol Theatre, but the parking is the same as then, we haven't got more parking but we have more cars. Between Second and Third where all the business is, people abuse the parking, they park all day for 80 cents a day, ten cents an hour. I remember one day asking Mr. Mayor there used to be a By-Law where they had to move after an hour, and Mr. Mayor called me back saying it was changed. It could have been changed from one hour to two hours, granted one hour is very very short, why not two hours, why not in Cornwall? Our population is 46 thousand. We are not in Ottawa or Montreal, we are in Cornwall. There is no where else in Canada where they have a "Cadillac" Mall like we are asking for, no. We want the best but can we afford it? No! If we had had parking a few years back like we wanted, may be we wouldn't feel the way we do now. We have had a few phone calls from people between First and Second but what do we know about that block. We are against a Mall between Second and Third to take away the parking. Thank you.

HIS WORSHIP: Is there anyone else?

DAN GRAY: Your Worship, members of Council, ladies and gentlemen. My name is Dan Gray, I'm a driver for one of the retail merchants in the City and I have talked to a number of truckers in the City that deliver from out of town, that are coming in delivering merchandise to retail merchants here in the City. They're not too happy with this pedestrian mall because they

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MR. DAN GRAY:

TERRI LALONDE:

cannot deliver merchandise, merchandise that you, the general public, come in to purchase. In order for them to deliver merchandise, the retailer that cannot get in, cannot get out and get his merchandise and has to send a truck out. Sometimes this is an additional expense, without your sale if it goes down, you have three or four deliveries a week you're to pick up. Now for myself this is time-consuming when you've got merchandise to deliver to the public whether it be in town or out of town. Often times you get merchandise coming in for people out in the country. They want to get their merchandise but we just can't get it because sometimes we have a time to get out and get it, it's time consuming and also it's hard for them whereas a lot of regailers get their merchandise on Pitt, transports are there for five may be eight minutes at the most, they get their goods off and they're gone but they have to get their goods off so that you the public can get it and I for one, along with my fellow truck drivers, do not agree on this pedestrian mall because it's blocking traffic and it's blocking ways to get the merchandise to you. Thank you Your Worship. Thank you Council.

HIS WORSHIP: Is there anyone else? Mr. Aube.

MR. AUBE: I think if we refer to page 29, it gives an account of deliveri

HIS WORSHIP: Page 29 gives a report on transit and trucking, and on the bottom of that page it says that consideration has been given to such traffic and that front door deliveries would be permitted up to 10 a.m. each day, so that it's not a closed street right straight through the day. I think that's what you were referring to Mr. Aube? A. Yes.

HIS WORSHIP: Anyone else who would care to address the Hearing.

TERRI LALONDE:

Your Worship, members of Council, my name is Terri Lalonde I represent the Cornwall Chamber of Commerce. I apologize for Jim Cameron, our President, who cannot be here tonight but he would like me to say that the downtown Mall has the full support of the Cornwall Chamber of Commerce Board of Directors. Thank you very much.

A member of the public who asked if parking would eventually be banned on Pitt Street was advised by the Mayor that in both the Damas & Smith, and Feludi reports, was a refer ence to a pedestrian mall on Pitt Street, and that once you have a Mall you don't have traffic.

JACK MARTIN:

BOB PEARSON:

My name is Jack Martin and I am a recent import to Cornwall. I endorse the Mall if it's a good thing I'm in favour, if it's not and it's a bad thing, I am not in favour of it because I lose my shirt. A point was brought up in Mr. Assaly's address that Mall or no Mall there would be no parking on Pitt Street eventually.

HIS WORSHIP: There's a probability if the traffic volume increases enough but that would be a decision of Council.

MR. MARTIN: Then it would seem as a reasonable assumption that because of the increase in traffic we have seen in the last couple of years would be the reason for the one-way system. With the growth expected in Cornwall with industries coming in, it's not unrealistic to assume parking will be banned. I hope Council make a sound decision on it because I can't afford to lose my shirt.

HIS WORSHIP: Is there anyone else please who would like to address the Meeting?

BOB PEARSON:

My name is Bob Pearson and I am the owner of Pearson's Furniture on Sydney Street. I am not in the affected area as such. There is one item that does bother me in this report on page 20, and that's the 12ft. setback that's proposed on Pitt Street. I am still a member of the Planning Board and when I was a member of Council last year I objected to this. I cannot see any real use of going forward with this 12ft setback which would almost take for ever to go ahead with if the Mall goes through. I think there would be enough area for pedestrians to walk and I would like this to be considered and perhaps taken out because I feel it's a waste of a lot of valuable land.

MR. ASSALY: Our Committee is prepared to state that this 12ft setback should not be part of our report.

MR. ISMAILY: You will note on pages 2 and 3 of the report that the setback has been taken out.

HIS WORSHIP: It was in the original submission I am informed, but removed when the plan was made up in this form, so it's not in there now.

Is there anyone else please?

JOHN YATES:

Mr. Mayor, members of Council, my name is John Yates and I represent several groups, first of all my family who have owned, or do own, property for over a hundred years, and a small group in Toronto who read the Standard-Freeholder, and also I represent one of many many people who during the last few years have left this town. I am a little ashamed of that but it's the consequence of something that happened throughout our Province and I am here to wake Council up to that fact.

Everyone moves to Toronto, that's where I live and it's a great place to live if you like travelling 45 minutes to work, spend three or four dollars for a sandwich, not know your neighbours. All the things that are wrong about Toronto are right about Cornwall, but Cornwall has suffered like every other town in this Province, and it's happened because big industry has moved back to the big city and land prices went up there and you can't buy a house in Toronto under 80 or 90,000 dollars, and taxes are rising too. The Province has finally woken to the mess it created and the debris left behind, and they brought back a plan and that is to revitalize medium size cities. Something's happening to small communities around Toronto - Elmira, Aurora, Niagara-on-the-Lake,--not to be confused with Niagara Falls. They have revitalized the centre of the town and attracted people from Toronto. If you go to Elmira, Aurora, you find the place swarming with people from Toronto. Another project is to revitalize towns of this size and they have selected Cornwall because it has some of the basic ingredients you need to grow. It has an industrial base, a labour force. It has a financial basis. You can't take Morrisburg and revitalize it, it is too small, but you can take a town like Cornwall and open up the centre of the city and revitalize it. I live in Mississauga where there's house after house with the occasional plaza. I think if you don't revitalize your town you will end up as a dormitory on your own between Toronto and Montreal.

For a successful community you need several basic things. I think George Assaly was speaking to you wisely when he said you need a people-place, you need more than a commercial centre, you need a financial centre. You need an area where there are banks, financial offices, lawyers, accountants, you need a town that can grow to the size of Ottawa. You need a cultural centre. I am very impressed with the Civic Centre and your hockey team which is all you hear about in Toronto. The last I heard

John Yates: (cont'd)

NICK KANEB:

they won the Memorial Cup. The same is true in terms of the centre of the town. It can be as good as the people here believe it can be, or cancel it if you don't believe in it. Abandon it. I would like to come back to it. I am sick of that other place that drew us away from it. To get back to the Civic Centre, you have the park, and senior citizens also like to go to those places. There's an important role for regional planners and planners around the city. It all has to be part of a unified community, you know, a social area, cultural area. You need downtown theatres. These things aren't exclusive - it's the impression I get, it's one thing or the other. Someone said there are no other plazas around. They haven't been to Calgary, Tillsonburg, Vancouver. Other people say don't knock Toronto, some of them are cultural - Kensington Market, a fascinating place. And Raphnally. People just closed it off, they weren't waiting for Council and they closed it. What I'm trying to say to you is. I am not from here any more but this is my home, I come down every summer and I enjoy it here and I can name you thirty, forty, fifty people who live in Ottawa, Toronto, who still consider it their home. I came down from Toronto, sure, to see that my family interest and property was perhaps developed and encouraged by what was here, but I also love this town. I would like to come back to it and retire to it. It is of critical importance to grow. The centre of a city has to grow. You have put in a Police Station and the Civic Complex. Put them altogether with a Mall, I am proud of it and I will be proud to come back in ten years and see all this. That you are that far ahead.

Thank you.

NICK KANEB:

Your Worship, members of Council, my name is Nick Kaneb, Pitt Street Hotel Company Ltd. I concur wholeheartedly with Mr. John Yates. I'll not attempt to speak as a lawyer which he is, but I feel very strongly and I must emphasize this point, that this mall will be a success if we have adequate off-street parking, and it will take just a little bit more than just the area around the Capitol Theatre section. One thing I feel, our Industrial Commission-- that isn't his new title but I think you will know who I am referring to-- could very easily work on this facet. It is an industry. The downtown core requires an added attraction besides the mall,

Nick Kaneb (cont'd)

MIKE MENARD:

primarily a supermarket, a food market, and I think members of Council are aware of what I am referring to. That is badly needed in the downtown core.

There is another area that I consider in the downtown core and that is the area between 8th and 11th and between Pitt and Sydney, and that's another challenge for the Industrial Commissioner with the roads, the water, the sewers, the services are there, that's not a burden on the taxpayer and that could be all part of this core, from 12th Street right down to Lamoureux Park, and we know this is stage one between Second and Third, and possibly stage 2. is between Water and First, and I know this downtown core will eventually be from 12th to Water, and this will create jobs, and I am sure the productive types of industry will follow, Mr. Commissioner, and this will guarantee Mr. Assaly and other members who have pressing arguments in favour of a mall, and we are in favour of a mall provided we have adequate off-street parking, and this is the sole responsibility of the City Fathers.

HIS WORSHIP: Is there anyone else please who would like to address Council?

MIKE MENARD:

My name is Mike Menard, owner of Boutique Migi. I have heard a lot of pros and cons about this thing the last four or five years I have been in the business, but I am quite confused because it doesn't seem we are able to get anywhere with it. I am a young merchant and I was able to establish a good business in Cornwall, but I also feel there is no atmosphere in our downtown and I feel we need something to attract people down town and not only young people. You'd be surprised how many women of 35 and over shop in my store, and this is why I have been able to attract these people, and if I was able to do it I am sure other people can do it too, and it doesn't need to be my type of business for sure, and that's what Cornwall should do because in another three years it looks pretty bad. You heard Mr. Assaly say I am undertaking steps to renovate my store. That's on my own. I feel there's a need for it, if you want to make the business. That's what I want to do. Too many of us want to pull the money in but not do anything to lay money out. And for parking. You name me one city, one area where you can do that, park right in front. Go downtown Montreal, St. Catherines. I go there every

Mike Menard (cont'd):

FRANK MARKHAM: / MARY MACK:

week and I park two miles awat. You name me one City. I'll name a few but may be they're only five or ten thousand people, but any city of forth thousand, no.

Again, to put it in a nutshell, I feel we definitely need something for the downtown and I feel the steps we have taken so far is definitely in the right direction. I feel a lot of people are confused about prices. I am sure 99% of the people want something for the downtown, they just don't know where the money is coming from, if the money is going to come from their pocket and if they know where it is coming from, you will know who's for and who is against, and given the concept of the mall joined with the Civic Complex, the biggest thing that happened in Cornwall, some people said it couldn't happen, but it's happened and it's the biggest thing that happened in Cornwall and I have lived here all my life.

FRANK MARKHAM:

I have thought over the pros and cons of the mall, and if the city provides us with adequate parking, and if the cost is not more than \$15.00 per frontage foot per year, I am in favour of it. I represent Mr. Alex R. McLennan, a nephew of R.R. McLennan who have been a native of Cornwall for over one hundred years. We have thought it over and that's the way we think about it.

HIS WORSHIP: All right, thank you Mr. Markham. Is there anyone else please?

MISS MARY MACK:

My name is Mary Mack and I represent a very small portion on which I still pay taxes, so I am very glad to follow Frank, who represents a very big portion, but I am coming here to say I have been coming here for a long time supporting this and I think we have a wonderful opportunity now and I am very much in favour that we seize the opportunity. I am also thankful that someone has spoken about older people. They have been also spoken about, younger people, but I frequently see younger people on the street cars or bus when I take it coming back from York Street having been down to St. Joseph's Villa, and they're all going down to go into town but they don't seem to know where to go, and I think if you have a mall, they will have somewhere to go, and also I think it will revitalize

and bring life back to the City of Cornwall. It was a very very important place in the development of Upper Canada because when Cornwall was settled we were blessed by people who came in and prospered. We should be taking our place with the aggression of those early people that came in. Our ancestors came in, Louis Riel and other French people came in, they all came in very poor and prospered here so I think we should all follow in their achievements now.

HIS WORSHIP: Is there anyone else please, who would like to address the Meeting?

KEVIN GAULT:

My name is Kevin Gault and I am President of the Downtown Business Men's Association. I would just like to deal with a couple of points brought up tonight, clarify them or offer some explanation. Dealing with one, the idea of the Civic Complex. Some people call it a white elephant. I think one day it will prove itself, but it cannot be compared with the pedestrian mall. In Ontario alone, along with ours, Tillsonburg and Sarnia both have presentations in to the Ministry of Housing. The Capitol Theatre. Mr. Sherwood was referring to a statement made by Mr. Assaly, the fact this type of parking that distance will not work. This has come from much research, much thought and much action. Part of my research came from the Downtown Development Centre in New York. With reference to their facts, any parking lot within a 300ft area of the approximate vicinity, will work, and will work very successfully. City blocks are approximately 520ft. so it is safe to assume the Capitol Theatre can have nothing else but success.

Dealing with Mr. Fournier's statements and the fact they're against removing - or against the pedestrian mall in the future and would prefer to see traffic going through, again I am referring to the New York Development Centre, they have proven Malls do work in small towns of 25 to 50,000, and with respect to the pedestrians themselves, they found a closed mall worked the best. People enjoy it. They can cross the street without cars to worry about, and people say Cornwall's just a small town but it may not be one day. I guess I have not given as poignant a plea as any. 76% of the business people were in favour of a Pitt Street Mall at the time that it was my directive to go ahead, and the City at

Kevin Gault (Cont'd):

HEATHER ECKFORD:

the present time in its history has never been asked before and I hope to see it go ahead.

HIS WORSHIP: Thank you Mr. Gault. Is there anyone else would like to address the Hearing?

HEATHER ECKFORD:

My name is Heather Eckford and I represent the March of Dimes in Cornwall. While I agree that probably downtown needs revitalization, I believe if plans are made, that consideration should be given to the handicapped. As you people have noted already, your senior citizens are very proximal to the downtown area, and many of the buildings that are upgraded are not readily available to people who have difficulties. There are steps, doors are not wide enough. Washroom facilities are not quite big enough to be accessible to wheelchairs. And that's all I would like to say, that consideration will be given to handicapped people.

MR. ASSALY: The plans call for no curbing, no steps whatsoever, to take into consideration not only handicapped people but elderly people. Everything will be ramps, you have our assurance.

HIS WORSHIP: Is there anyone else, please?
Is there anyone else please, that would like to address the Hearing?
Is there anyone else please, that would like to address the Hearing?

Thank you ladies and gentlemen. I think this Meeting has served an extremely useful purpose. This is the first, perhaps, opportunity there has been for this Council to hear from a public meeting about the revitalization plan that so quickly came before us last Fall. As you all know, almost every study that was ever made of downtown Cornwall, made some reference to revitalization. Some took different forms. The ^ADamis & Smith study certainly stressed the parking element because there was a parking study. The Faludi study also went into the Mall aspect and the revitalization and the residential areas and commercial areas of down town, urban renewal. Last Fall we had talked revitalization of Cornwall for a great number of years. I was a merchant in this town for 25 years and I know years ago we were talking and never really had the finance or resources to look into it in any serious degree. The revitalization plan sponsored by the Province of

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Ontario was placed before Council last Fall, and they immediately investigated it to its fullest to see whether it could be offered to the City of Cornwall. The merchants, the citizens of down town, co-operated as fully as humanly possible, and we tried to co-operate with them as fully as possible to see if it could be fostered and placed before the Province. By the way, the people interested in down town was 80% of landowners, not necessarily tenants, landowners, which we require for such a Petition. Our planning staff, our engineering staff, has been working extremely hard getting this application before the Ministry of Housing. Tonight is one of the steps necessary for us to go back to the Ministry of Housing and explain to the Minister the views of the City of Cornwall. That we have done tonight in recording verbatim the comments made by the people here. Council will consider these later and forward on the total Record to the Minister of Housing, and from there on we will just follow the steps as they may go, or stop the plan if the Minister says so.

Now members of Council, if there are any comments you would like to make I would ask you to keep them to clarifying questions of the people who made submissions.

MR. AUBREY: Mr. Sherwood implied this could be a project the committee could ill afford, and in the same breath suggested it could be like the other people-place, the Civic Complex, which implies we cannot afford that. I would like to have his comments.....

To Mr. Sherwood: You said we couldn't afford the Civic Complex.

MR. SHERWOOD: A lot of people say we can't afford it.

HIS WORSHIP: It hasn't been established long enough yet.

ALDERMAN LEBANO: I suggest we show off our Civic Complex by having our next meeting down there. The other suggestion, I hope before we have the next meeting that you will see fit to have a joint group appointed by yourself, preferably, or you and your staff, of a combination of downtown merchants, aldermen, planning board staff people, to go and further explore before a final decision is made, of the pros and cons of the Mall in Ottawa. Some of us have been there and I for one would like to ask some questions and get some answers on the pros and cons of the Mall, and this is the reason for this Meeting, and I am glad so many people have come and we have a full Council here tonight, and I hope you will all be here for the next Meeting. We are going to have other meetings forthcoming and that will be the time to get into the nuts and bolts

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of it and find out if we are going in the right direction.

You pointed out 80% of the people made a request to this Council, and this Council made the first move, and I hope Mr. Mayor, you will appoint a delegation to go, and the next Meeting will be in the Civic Complex with the nice carpet etc.

ALDERMAN WILLIAMSON: I presume you people have been to Ottawa?

MR. ASSALY: Yes, our whole By-Law has been fashioned after the Ottawa Mall. The Province has done one thing, they have almost put us on a crash course to get this thing through as quickly as possible. They're anxious that the Pedestrian Mall be put into effect this year. As far as the Ottawa Mall is concerned, I can speak from first hand. I am the owner of a store on the Sparks Street Mall and have been for a year. I was so impressed in talking to people like Brad Fisher, who owns a store there. We are now tenants at a tremendous expense, rents are almost ten times more than in Cornwall, but there is not an unhappy tenant on the Sparks Street Mall, and every merchant here is going to be a more happy man if we are as successful.

ALDERMAN PESCOD: Mr. Markham said that he and other people were in favour as long as the cost was not more than \$15.00 a foot. I hope he thought it wasn't the total cost.

HIS WORSHIP: Actually the Mall construction cost is \$15.00 a frontage foot, and after that your maintenance is \$14.20 per frontage foot.

MR. MARKHAM: I understand that's what was agreed upon, or adopted.

HIS WORSHIP: Yes, the \$15.00 a frontage foot is on the concept plan made in 1975, and our estimates are on that concept plan. Now you've heard tonight there could be revisions in the concept plan. We have taken the "Cadillac" of the concept plan and figured it out at \$15.00 a lineal foot, but if we take a lesser concept now, it could be less than \$15.00.

ALDERMAN LEBANO: Mr. Mayor, would you explain to everyone here that we are in the throes of working very hard on off-street parking.

HIS WORSHIP: This Council has been extremely interested in supplying additional off-street parking in the downtown core. We have been successful in opening up the lot between First and Second, also the Snetsinger lot at the corner of Second and Sydney, and the lot adjacent to the Capital Theatre, which has parking for 90 cars and is now being rented to a large firm downtown. That will be cancelled and turned back to parking.

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This year Council placed \$100,000.00 in its Capital budget for off-street parking. We placed it in there knowing the prime concern for parking in the downtown core areas, because I am sure you have read the papers this year knowing the tremendous bind we were in, in our Capital budget, having to come down from 7 million to 2 million, yet it was absolutely necessary to have that in there to work in conjunction with this Plan if it is to become a reality, and that's why we included it in our budget.

Does that satisfactorily explain where we're going?

ALDERMAN LEBANO: Yes.

ALDERMAN LAVIGNE: One of the merchants told me there was a deadline for this. I don't think we should have a deadline unless everybody is happy.

HIS WORSHIP: It was last November 15th to make the application, which we met. Now, in our talks with the Provincial Government, they have a funding problem the same as we have. Their fiscal year goes to March, ours is the end of December. They have told us if we can get ours going before the end of March, it will assist them in their cash flow problem. If we can't, it will go into the next year.

ALDERMAN LAVIGNE: I understood we had to.

HIS WORSHIP: No.

ALDERMAN GUINDON: We haven't received the original Petition for this Hearing of Council, unless we're going to receive it at our next Council Meeting, it has been given here this evening, the Hearing itself is being held for the general public but we, as a Council, shouldn't this be received in here this evening as a Petition opposing this?

HIS WORSHIP: No, it's a valid Petition and it has now been presented to Council.

ALDERMAN GUINDON: The other thing Mr. Mayor, I think which should be brought out, it came into our Planning Board, this should certainly be brought up at this time, whether it's area 1. 2. 3 or 4., or whether it consists of Adolphus over to York, sooner or later, is with regards to parking. Any building area that's not presently built on or any building that may become available, we as a Planning Board are to provide the off-street parking that you will be charged so much. There are token lots in very close proximity to the Mall and we as a

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Council come along and say, 'you are assessed the same as the recreational aspect of it', as Planning Board and Administration and it was in our Planning Board Minutes, but in the last Minutes it was not expounded on in any way, shape or form, but I think this is a very important matter. There are no buildings on these places in the areas you are speaking of.

ALDERMAN KEEN:

I want to see the revitalization of downtown Cornwall and always have. This is a book put out by the Province of Ontario last year, which was a programme investigating Malls throughout the Province of Ontario last year, which was a programme investigating Malls throughout the Province of Ontario. I spent four or five hours on this thing over the weekend and I would like to see the support of this programme, but I would like to ask if we have an alternative programme. Why I say that, if this should go to the Provincial Government and they do not look on this favourably, are we going to say, "we stop"? No. I would like to see this go on and I would like to read a couple of paragraphs -

" The creation of a quasi or semi-mall may be viewed as a compromise or standoff in the struggle for control of a street system between automobiles and pedestrian-shoppers. A semi-mall permits the flow of traffic but encourages the separation of automobiles and pedestrians by use of mall-type amenities such as trees, flower planters, rest benches and other "street furniture", and thus creates a limited mall environment along the sidewalk. In the majority of cases, the establishment of a semi-mall is a far more logical step for cooperative association and municipalities working toward the revitalization of commercial strips than a full pedestrian mall."

Another paragraph -

" If a permanent mall declines in popularity it is neither simple nor inexpensive to transform the street back to its original form. Therefore temporary summer mall experiments are necessary before a permanent mall is established. Often, because of the above listed factors, a temporary mall is a far better and safer choice for many communities. Even though the mall concept cannot within itself be viewed as the panacea for all of the problems facing downtown, for some communities it has been and will continue to be a major and important step in the restoration of downtown as the focal point of the community."

One more paragraph -

" The city of London, with a population of 215,000, is the sister city of St. Thomas and bears the proud distinction of having one of the most beautiful downtowns in Ontario. The sidewalks have been expanded, narrowing the streets from four lanes to two and a well-planned and coordinated Beautification program has been undertaken, effectively separating pedestrian and automobile. All parking spaces along the main street have been removed."

Mr. Keen (cont'd)

What I'm trying to say here, Mr. Mayor, I don't want to see the programme stopped if we run into trouble.

HIS WORSHIP:

The Application that was made to the Provincial Government is for a full pedestrian mall. Now we have a certain latitude or flexibility within that concept. If we don't go to a full pedestrian mall, then we're back to square one and we have to make application again.

MR. ASSALY:

Mr. Keen, first of all the blue book I know inside out because I am President of the Association of Finance of this book, it's not published by the Province of Ontario. What you have quoted is what the.... the statements you have read here, unfortunately you have only read some of them and it's not really fair to take them out of context from the entire book.

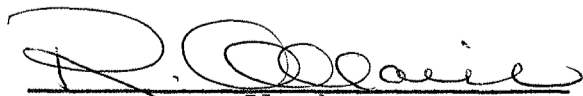
Now as far as the semi-malls are concerned, this was seriously considered by the Downtown Revitalization Committee of which I am Chairman. There is one thing you missed here and that is when you have a semi-mall, there is no parking. That should be quite clear to them, if you want a semi-mall, it has two lanes of traffic but no parking. It's a very small, almost miniscule percentage of those who have revitalized downtown with a semi-mall, who have found the project successful, because people drive down there and expect parking. But in no place do I know of a semi-mall that's successful. The only one I know, Sherbrooke, had a semi-mall and found it so successful, next year they're going to institute a full mall.

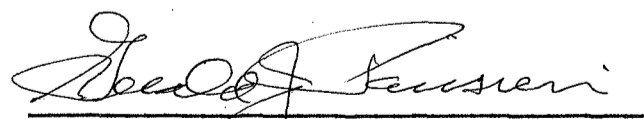
ALDERMAN KEEN:

Just one other question, the Ministry of Industry and Tourism, who put out this book, talks about malls and semi-malls. If we do not go ahead with this pedestrian mall, would you have another mall?

HIS WORSHIP:

Not under this application. We have to make a new application.


Clerk


Mayor