

1. **7 p.m.** Welcome all – Michael

60 people in attendance. Member of Roger Parent's constituency in attendance – Parent sends regrets.

CPCA executive in attendance : Chris- Randy-Mark-Brett-Carla-Bevin-Michael

Missing Jaimie, Leanne, Jenn, Olivia.

2. **7.05 p.m.** Presentation by CPC Principal Angela Banda on changes at CPC
3. Approve the draft agenda
4. Approval of June 25 minutes - Gregg and Chris seconds.
5. **7.30** Discussion re closure of Shop Easy on 7<sup>th</sup>

**In regards to our grocery store closing:**

Kirsten- what we know: Loblaw's decided to close 52 stores across Canada, including our grocery. Had communication via email, would not reconsider nor would they post-poner in order to give us more time. Store has been unprofitable for years. Employees have been given notice and severance (also reported in media). Loblaws own the two lots, the parking lot behind is also on title. They have stated that they are still exploring options for site. Loblaws and MMR confectionary are listed as owners. On title a caveat appears, (an agreement that is registered against property and limits the use of the property and prohibits future owners from using the property to sell food. Loblaws would have to agree to discharge the caveat. Zoning is B2, (district commercial – can include one or two unit dwellings, banks, stores, offices, medical clinics, restaurants) for the East front lot, West parking lot is zoned R2 residential.

Darren states that rezoning for that back parking lot almost impossible  
Petition (started by Jane) 540 signatures

Darren- Caveat is standard, however Loblaws has the choice to remove caveat.

19,000 taxes (approx. \$950 is library) city is \$948 , remaining is education tax. City could offer tax abatement of approx. \$948 yearly. Provincial government could offer the education tax abatement.

The city could engage in a legal battle (if Co-op, Safeway or any another grocery were interested in the site) the city could expropriate.

Darren has been in contact with Loblaws, waiting to hear back from their leasing department to find out if they have any interest in removing the caveat.

Question (members of the public) and Answer (Darren:

Q: Why does the city allow caveats?

A: city not control, it's a land titles issue.

Q: What is the purpose of the caveat if it is not profitable?

A: common practice for groceries to have caveat because they want to drive business out to a further away stores they own.

Q: Are they going to only deal with it with both properties or would they consider each individual?

A: They could not sell as one property because of the lane .

Q: Could they do a paved parking lot – mutli-level?

A: No.

Q: Are there height limitations with zoning?

A: Not sure- but thinking 2 or 3 story max.

Q: Can you expropriate and demand only grocery

A: No.

Q: What level of commitment of potential buyer need for expropriating?

A: Don't want to set up false hopes as no discussions with groceries have happened thus far.

Q: Would it be feasible to have a co-op (no-profit) like Steep Hill?

A: Yes, they would have to have the ability to purchase the land.

Q: What is fair market value for property?

A: Assessed value over one million for both.

Matt Parent – if anyone has specific questions feel free to email and he can research or take it back to MLA

Q: Would the Provincial government consider tax abatement for their portion?

Matt Parent: will look into it

Q: In order to expropriate it has to be a grocery?

A: could only expropriate based on the caveat

Q: What if a group of people wanted to buy building and lease to grocery

A: I believe yes. It would have to go to the city with end-use grocery.

A: Federated Co-op has looked at a number of properties but it wasn't attainable so in some instances they bus elderly people.

Q: is there any way to stall?

A: we have not control over sales over private sales.

**Comments from public:**

If this neighbourhood can't support it what neighbourhood can.

Single mother on assistance relies on grocery store for main food source.

Many of us moved into this neighbourhood because there was grocery.

We need to target our energies into not closing the store but we want the caveat to be lifted

6. **8.30** 5 minute break

7. **8.35** Decision on new President and Vice-President

8. Community Consultant Report: Mark

See report through email – special note- activities related to Cultural Days – bike tour of new mural in Caswell Hill September 27<sup>th</sup>.

9. Finances – Rina

10. Toy library update: Carla

Carla- The new principal Angela Banda is very helpful and supportive.

Action grant received for toy library- \$500.00. Hoping for more space as more than 35 families in the group. Motion (Bevin) to spend \$500, seconds (Randy). Carla to purchase more shelving (250) and toys (250)

check Facebook/newsletter for toys needed. Wanting to open one day a week in the evening, 4:30 to 6:00pm.

11. Programmes Team – Leanne and Brett

Leanne not in attendance, Brett reports Leanne is looking for Winter programming ideas. Fall registration went really well. Programs haven't started yet so still time to register.

12. Newsletter, website and Facebook: Gregg

Website is being updated regularly. Newsletter almost done, more advertising obtained. Facebook page not being updated so Brett volunteers to update Facebook page

13. Other business

Grocery store not a CPCA issue. Chris will contact and follow-up and relaying information to community with grocery lobbying groups.

**Next Meeting: Thursday October 15, 7 p.m.**