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'Old World' mall studied for Clarkson

By JOHN STEWART Times staff writer

A proposal for a prestige shopping mall, which could help revitalize the Clarkson Village business district, is being examined by businessmen and ratepayers.

Jack Friedman, the developer of the Village Square mall in Burlington, wants to put a similar commercial centre at the northwest corner of Lakeshore Road and Meadow Wood Road. He has presented his plans in a preliminary meeting with businessmen and residents and has met with city planning staff.

Although community spokesmen have nothing but praise for the concept of the mall, they fear there could be problems because of commercial encroachment down Meadow Wood Road

Friedman's plan would create a type of "old world" effect by use of a square of small stores. In the central courtyard, which features cobblestone walkways and old fashioned lanterns in narrow streets, there would be a central architectural focus, a "church-like" structure.

The commercial floorspace, likely less than 25,000 square feet, would be leased to operators. There would be no fast-food outlets, or franchise operations of any kind allowed because Friedman says "they'd be totally inconsistent with what we have in mind." He foresees at least one, perhaps two small restaurants.

Don Clarkson, the president of the Council of South Mississauga Community Associations (CSMCA) which represents 14 ratepayers' groups finds the concept "exciting" and thinks residents will also be enthusiastic. "But I don't know how excited they'll be about the parking encroaching down Meadow Wood Road."

Parking isn't the only problem. The development would cover three lots, two at the corner now owned by Bruce Caton and his wife and a property to the south owned by Denis Veal

Between the Veal and Caton property is a walkway which has always been considered the last line of defence between the potential commercial development and the residential community

William Kent, past president of the Meadow Wood Rattray ratepayers finds the proposal, in his personal view "just what we ought to be interested in" for Clarkson's revitalization. But he doesn't know how residents will react to the parking and driveway arrangements envisioned by Friedman

The Caten property, originally the site of the Blue Dragon Inn, also presents a technical problem. One of the lots is designated for Clarkson Village commercial use under a recently passed city zoning bylaw, but the

other is designated as residential, to protect the community to the south. However, it was agreed earlier that any viable commercial proposal would also be examined. At that time, it wasn't contemplated that development further south of the existing walkway would be considered. however

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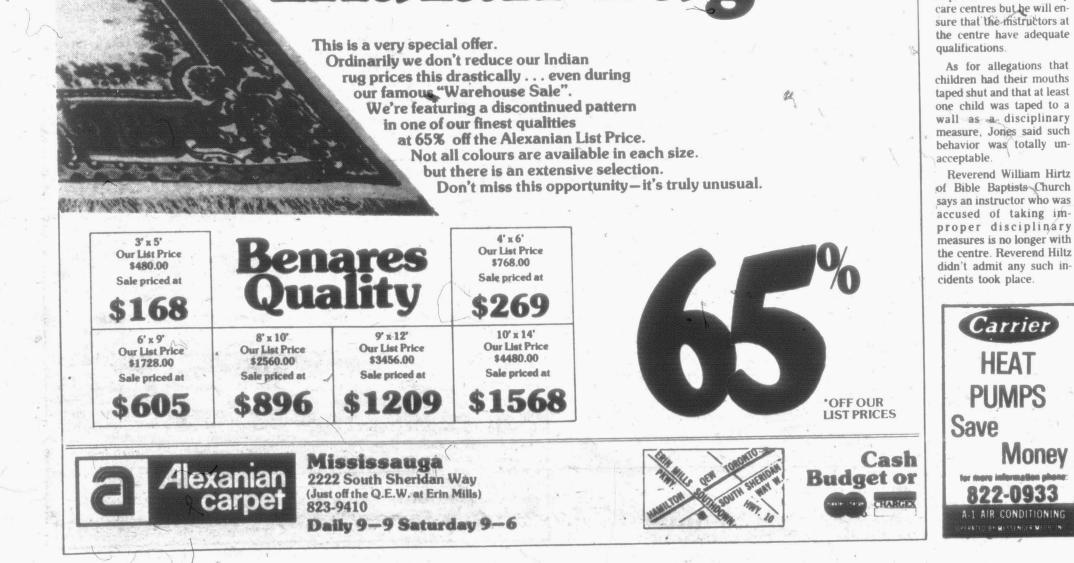
Friedman has unsuccessfully tried to purchase an empty Gulf station beside the Caton property which could provide the necessary parking

Fred Schuringa, president of the Clarkson Businessmen's Association, calls the mall proposal "excellent", adding that "any type of redevelopment like that will upgrade the other businesses as well.

Following Friedman's recent presentation to the CSMCA and the business association president, it was agreed that all groups would consult with their individual associations and meet again with Friedman in mid-January.



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