

Buchanan & Company Ltd.
196 St David Street,
Goderich, ON
N7A 1L8
519-643-6621

Monday April 7, 2025

Town of Goderich Council and Memorial Arena Task Force
57 West Street,
Goderich, ON
N7A 2K5

Re: Engagement Workshop Submission – Replace With Residential at No Charge

Attention Council Members and Task Force Members:

Although I attended the charette consultation process for the Memorial Arena (MA), and had a generous sixty five minute meeting with Mr. Zuzinjak and Mr. Prince, I believe it necessary to make my submission directly to you. I maintain the charette was an unnecessary filter in this process.

My concept is based on the following simple arguments:

- 1) Citizens cannot afford to renovate, repurpose, replace or demolish MA;
- 2) Stagnant growth and six year vacancy shows MA current need is being satisfied;
- 3) The community has a demonstrated need for all types of housing;
- 4) New sustainable tax revenue streams are desperately needed.

Therefore, we as a community must NOT put any more money into the MA problem. Offer the property to developers for FREE including a rezoned land title with the parking lot, zero demolition permit cost and no charge for other fees and permitting costs.

In exchange, the winning developer demolishes the building, removes all hazardous waste, and constructs a shiny new 7 storey residential complex of approximately 70 units overlooking Bannister Park.

Goderich would retain naming rights to honour the original memorial recognition, and depending on the type of residential use of the upper floors, ground floor rooms and configurations of various sizes can be requested in the design for community use.

I put this consideration to you so it and all proposals can be openly debated, to improve, adopt or reject in the best interest of all the citizens of Goderich.

Sincerely,



Steve Buchanan