



## MINUTES

### Corporation of the City of Cambridge

#### Special Council Meeting - Statutory Public Meeting

Date:	May 25, 2021, 10:00 a.m. (Statutory Public Meeting) and reconvening at 5:00 p.m. (Special Council)
Location:	Virtual Meeting
Council Members In Attendance:	Councillor Reid - Ward 1, Councillor Devine - Ward 2, Councillor Liggett - Ward 4 (arrived at 5 p.m.), Councillor Wolf - Ward 5, Councillor Adshade - Ward 6, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8, and Deputy Mayor Mann (Ward 3)
Regrets:	Mayor McGarry
Staff Members in Attendance:	David Calder - City Manager, Hardy Bromberg, Deputy City Manager - Community Development, Yogesh Shah, Deputy City Manager - Infrastructure Services, Cheryl Zahnleiter, Deputy City Manager - Corporate Enterprise, Sheryl Ayres - Chief Financial Officer, Lisa Shields - City Solicitor, Elaine Brunn Shaw, Chief Planner, James Goodram - Director of Economic Development, Malcolm Duncan - Planner 1 Site Development/Zoning, Rachel Greene- Senior Planner, Mirna Raponi - Supervisor of Accounting and Financial Reporting, Brooke Lambert - Director of Corporate Strategy, Nicole Drake - Strategic Initiatives and Policy Specialist, Danielle Manton - City Clerk, Jennifer Shaw - Deputy City Clerk, Briar Allison - Council and Committee Coordinator, Greg Elgie, Business Systems Analyst and Ayesh Lokumalage, Network Administrator

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#### 1. Meeting Called to Order

The meeting of the Council of the Corporation of the City of Cambridge is held virtually via Microsoft Zoom and live streamed to the City of Cambridge website. Deputy Mayor Mann welcomes everyone present and calls the meeting to order at 10:01 a.m.

**2. Indigenous Territory Acknowledgement**

**3. Disclosure of Pecuniary Interest**

None.

**4. Public Meeting Notice**

**5. Public Meetings**

5.1 21-118 (CRE) Public Meeting Report - Core Areas Community Improvement Plan

Motion: 21-157

Moved by Councillor Hamilton

Seconded by Councillor Devine

THAT Report 21-118 (CRE), Public Meeting Report - Core Areas Community Improvement Plan (CIP) be received;

AND THAT the Core Areas Community Improvement Plan be referred back to staff for a subsequent report and staff recommendation.

In Favour (7): Councillor Reid, Councillor Devine, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Councillor Mann

Absent (2): Mayor McGarry, and Councillor Liggett

**Carried (7 to 0)**

5.1.1 Staff presentation- James Goodram, Director of Economic Development

5.2 21-115(CD) Public Meeting Report – 211-215 Queen Street W, Official Plan & Zoning By-law Amendments – Blacks Point Development

Motion: 21-158

Moved by Councillor Devine

Seconded by Councillor Reid

THAT Report 21-115(CD) Public Meeting Report – 211-215 Queen Street W, Official Plan & Zoning By-law Amendments – Blacks Point Development be received.

AND THAT the applications OR01/21 for 211-215 Queen Street W, Blacks Point Development be referred back to staff for a subsequent report and staff recommendation.

In Favour (7): Councillor Reid, Councillor Devine, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (2): Mayor McGarry, and Councillor Liggett

**Carried (7 to 0)**

- 5.2.1 Staff presentation - Malcolm Duncan, Planner 1 Site Development/ Zoning
- 5.2.2 Consultant presentation - Dave Aston, MHBC Planning
- 5.2.3 Delegations
  - 5.2.3.1 Mary Harrison
  - 5.2.3.2 Dr. Derek Coleman
  - 5.2.3.3 David Weber

- 5.3 21-116(CD) Public Meeting Report – Official Plan and Zoning By-law Amendments, 42 Portland Street, Nadam Investments Inc.- Blair Poole

Motion: 21-159

Moved by Councillor Wolf

Seconded by Councillor Adshade

THAT Report 21-116(CD) Public Meeting Report – Official Plan and Zoning By-law Amendments, 42 Portland Street, Nadam Investments Inc be received.

AND THAT the applications OR03/21 for 42 Portland Street, Nadam Investment Inc. be referred back to staff for a subsequent report and staff recommendation.

In Favour (7): Councillor Reid, Councillor Devine, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (2): Mayor McGarry, and Councillor Liggett

**Carried (7 to 0)**

5.3.1 Staff presentation - Malcolm Duncan, Planner 1 Site Development/  
Zoning

5.3.2 Consultant presentation - Andrew Head, Dryden, Smith & Head  
Planning Consultants Ltd.

5.3.3 Delegations

5.3.3.1 Shirley Mitchell

5.4 21-104(CD) Public Meeting Report – 1134 Hunt Club, 1285 Speedsville  
Rd, West side of 800 Briardean Rd – Official Plan/Zoning By-law  
amendment and proposed draft plan of subdivision 30T-21101 - River Mill  
Development Corporation

Motion: 21-160

Moved by Councillor Reid

Seconded by Councillor Devine

THAT report 21-104(CD) Public Meeting Report – 1134 Hunt Club, 1285  
Speedsville Rd, West side of 800 Briardean Rd – Official Plan/Zoning By-  
law amendment and proposed draft plan of subdivision 30T-21101 - River  
Mill Development Corporation, be received.

AND THAT the application OR08/20 be referred back to staff for a  
subsequent report and staff recommendation.

In Favour (6): Councillor Reid, Councillor Wolf, Councillor Adshade,  
Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Opposed (1): Councillor Devine

Absent (2): Mayor McGarry, and Councillor Liggett

**Carried (6 to 1)**

5.4.1 Staff presentation- Rachel Greene, Senior Planner

5.4.2 Consultant presentation- Terri Johns and Diana Morris, T. Johns  
Consulting Group

5.4.3 Delegations

5.4.3.1 Monica Konarvski

- 5.5 21-105(CD) Public Meeting Report - 800 Briardean Road & 875 Briardean Road – Official Plan and Zoning By-law amendment and proposed Draft Plan of Subdivision 30T-21102 - River Mill Development Corporation

Motion: 21-161

Moved by Councillor Reid

Seconded by Councillor Devine

THAT report 21-105(CD) Public Meeting Report - 800 Briardean Road & 875 Briardean Road – Official Plan and Zoning By-law amendment and proposed Draft Plan of Subdivision 30T-21102 - River Mill Development Corporation, be received.

AND THAT the application OR09/20 and 30T-21102 be referred back to staff for a subsequent report and staff recommendation.

In Favour (6): Councillor Reid, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Opposed (1): Councillor Devine

Absent (2): Mayor McGarry, and Councillor Liggett

**Carried (6 to 1)**

5.5.1 Staff presentation- Rachel Greene, Senior Planner

5.5.2 Consultant presentation- Terri Johns and Diana Morris, T. Johns Consulting Group

**6. Note: the following items will be discussed at 5:00 p.m.**

**7. Delegations**

7.1 Sharon Livingstone re: 21-131(CRE) Cambridge Connected 2020-2023 Phase 3 Final Report and Action Plan

7.2 June Anderson re: 21-131(CRE) Cambridge Connected 2020-2023 Phase 3 Final Report and Action Plan

**8. Presentations**

8.1 Mirna Raponi, Supervisor of Accounting and Financial Reporting re: 21-133(CRS) 2020 Financial Report

- 8.2 Courtney Cheal and Matthew Betik, KPMG re: 21-133(CRS) 2020 Financial Report
- 8.3 Brooke Lambert, Director of Corporate Strategy re: 21-131(CRE) Cambridge Connected 2020-2023 Phase 3 Final Report and Action Plan

## **9. Correspondence**

- 9.1 Jen and Dave re: 21-104(CD) Public Meeting Report – 1134 Hunt Club, 1285 Speedsville Rd, West side of 800 Briardean Rd – Official Plan/Zoning By-law amendment and proposed draft plan of subdivision 30T-21101 - River Mill Development Corporation
- 9.2 Tom Lammer re: 21-118 (CRE) Public Meeting Report - Core Areas Community Improvement Plan
- 9.3 Mackenzie Meek re: 21-118 (CRE) Public Meeting Report - Core Areas Community Improvement Plan
- 9.4 Cambridge Accessibility Advisory Committee re: 21-118 (CRE) Public Meeting Report - Core Areas Community Improvement Plan
- 9.5 Steve Schwartzentruber re: 21-118 (CRE) Public Meeting Report - Core Areas Community Improvement Plan
- 9.6 Tom Lammer re: 21-115(CD) Public Meeting Report – 211-215 Queen Street W, Official Plan & Zoning By-law Amendments – Blacks Point Development

Councillor Liggett arrived at this time.

## **10. Consent Agenda**

Motion: 21-162

Moved by Councillor Adshade

Seconded by Councillor Wolf

THAT all items listed under the heading of Consent Agenda for May 25, 2021 be adopted as recommended.

- 9.1 Special Council Minutes - May 11, 2021
- 9.2 Council Information Package - May 14, 2021
- 9.3 Striking Committee Minutes - May 17, 2021
- 9.4 21-142(CRS) 2021 Final Tax Levy

- 9.5 Municipal Heritage Advisory Committee Minutes - March 18, 2021
- 9.6 Cambridge Accessibility Advisory Committee Minutes - March 22, 2021
- 9.7 21-144(CD) Part Lot Control Exemption – Lots 1 – 13, 22, 23, 39 – 61, 63 – 84, 86 – 89, Highland Ridge West (Freure Homes)
- 9.8 21-093 (CD) – Request to Alter a Part V Designated Property – 29 Main Street
- 9.9 21-098 (CD) – Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute)

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

**Carried (8 to 0)**

## **11. Consideration of Reports**

### 11.1 Corporate Services

#### 11.1.1 21-133(CRS) 2020 Financial Report

Motion: 21-163

Moved by Councillor Wolf

Seconded by Councillor Ermeta

THAT report 21-133(CRS) re: 2020 Financial Report be received.

AND THAT the audited consolidated financial statements for the Corporation of the City of Cambridge be approved for the year ended December 31, 2020.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

**Carried (8 to 0)**

### 11.2 Corporate Enterprise

#### 11.2.1 21-131(CRE) Cambridge Connected 2020-2023 Phase 3 Final Report and Action Plan

Motion: 21-165

Moved by Councillor Ermeta

Seconded by Councillor Hamilton

THAT Report 21-131(CRE) regarding the Cambridge Connected 2020-2023 Phase 3 Final Report and Action Plan be received.

AND THAT Council approve the strategic actions (Appendix A of report 21-131 (CRE)), with supporting initiatives to be identified as part of the annual budget and business planning process.

AND THAT Council direct staff to report back with any actions related to designating Cambridge as an Age-friendly City as defined by the World Health Organization as well that Council be presented with policies required to meet this designation.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

**Amendment:**

**Motion: 21-164**

**Moved by Councillor Reid**

**Seconded by Councillor Wolf**

**AND THAT Council direct staff to report back with any actions related to designating Cambridge as an Age-friendly City as defined by the World Health Organization as well that Council be presented with policies required to meet this designation.**

**In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann**

**Absent (1): Mayor McGarry**

**Carried (8 to 0)**

11.2.2 21-150(CRE) Enhanced BRP Funding – 15 Main Street

Motion: 21-166

Moved by Councillor Liggett

Seconded by Councillor Wolf



THAT Report 21-150(CRE), re: Enhanced BRP Funding – 15 Main Street be received.

AND THAT the property at 15 Main Street be approved for a Building Revitalization Program (BRP) grant of \$69,970 from the BRP Reserve Fund and interest-free loan of \$129,942 from the Core Areas Transformation Fund with a three (3) year term based on a total fundable amount of \$199,912 to partially cover the cost of exterior renovations to the building.

AND THAT the appropriate transfers from the BRP Reserve Fund and the Core Areas Transformation Fund be approved.

AND THAT this enhanced funding be available upon Council approval.

AND THAT staff be authorized to execute a Commitment Letter and any required documentation in order to administer this funding.

AND FURTHER THAT the work approved under this enhanced incentive be completed by June 1, 2022 and comply with all other requirements of the City of Cambridge, and upper levels of government.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

### 11.3 Community Development

#### 11.3.1 21-031(CD) Cash-in-Lieu of Parking Policy

Motion: 21-167

Moved by Councillor Hamilton

Seconded by Councillor Ermeta

THAT Report 21-031(CD) – Cash-in-Lieu of Parking Policy be received.

AND THAT staff be directed to update the Cash-in-Lieu of Parking Policy and report back to Council in 2022.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

11.3.2 21-132(CD) Refinements to the Brownfield Financial Incentives Program – Tax Increment Grant (TIG)

Motion: 21-168

Moved by Councillor Adshade

Seconded by Councillor Hamilton

THAT Report No. 21-132(CD) – Refinements to the Brownfield Financial Incentives Program – Tax Increment Grant (TIG) be received.

AND THAT in order to align with the Region of Waterloo’s Brownfield Financial Incentives Program – Tax Increment Grant, the indirect remediation costs to a maximum of 10% eligible remediation costs awarded through the City of Cambridge’s Brownfield Financial Incentives Program - Tax Increment Grant (TIG) be reduced to 0% effective June 1, 2021.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

11.3.3 21-092 (CD) – Request to Alter a Part V Designated Property – 15 Main Street

Motion: 21-169

Moved by Councillor Liggett

Seconded by Councillor Wolf

THAT Report 21-092 (CD) – Request to Alter a Part V Designated Property – 15 Main Street – be received.

AND THAT the request to alter the Part V Designated Property, municipally known as 15 Main Street, that includes replacement of damaged window and door trim on the ground floor, replacement of all the upper level windows on the front facade with wood frame windows, enlargement of windows on the rear elevation and installation of aluminum frame windows, replacement of rear doors with aluminum and glass doors, installation of a new door opening on the ground floor of the rear elevation, removal of the rear fire escape, installation of steel guard rails on the rear doors, repointing where required and repair/replacement of sills where necessary, cleaning of the stone, repair and replacement of roof materials as necessary and construction of a new roof bulkhead for the elevator substantially in accordance with the information included within and attached to Report 21-092(CD); be approved.

AND THAT a stone mason with demonstrated experience working with heritage buildings to the satisfaction of the Senior Planner Heritage, supervise the enlargement of the window openings on the rear elevation abutting Imperial Lane and the repointing of the stone with hand tools or a handheld rotary saw where appropriate.

AND THAT the repointing mortar be an appropriate lime-based mix and that a sample patch be completed to the satisfaction of the Senior Planner Heritage.

AND THAT the stone cleaning be completed with a sponge or soft steel brushes and that any power washing not exceed 300 psi.

AND FURTHER THAT the new wood windows on the upper levels of the front facade and east side elevation not be clad in aluminum.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

#### 11.4 Infrastructure Services

None.

**12. Unfinished Business**

None.

**13. Notice of Motion**

None.

**14. Motion to Receive Correspondence and Presentations**

Motion: 21-170

Moved by Councillor Liggett

Seconded by Councillor Adshade

THAT all presentations and correspondence from the May 25, 2021 Special Council Meeting be received.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

**15. Introduction and Consideration of By-laws**

Motion: 21-171

Moved by Councillor Adshade

Seconded by Councillor Reid

- 21-037 Being a by-law to establish 2021 Final Tax Rates for City purposes only, for the payment of 2021 Property Taxes and to repeal By-law 21-003
- 21-038 Being a by-law to exempt certain lots or blocks pursuant to subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended (Part Lot Control Exemption) – Lots 1 – 13, 22, 23, 39 – 61, 63 – 84, 86 – 89, Registered Plan No. 58M- 660 (Highland Ridge West)

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

## 16. Closed Session

Motion: 21-172

Moved by Councillor Ermeta

Seconded by Councillor Wolf

THAT in accordance with Section s.239 (2) (e), (f) and (k) of the Municipal Act, 2001, Council convene in Closed Session at 6:54 p.m. to consider the following subject matter:

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (legal update on a planning matter); and

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (legal update on a planning matter); and

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board. 2001, c. 25, s. 239 (2); 2017, c. 10, Sched. 1, s. 26. (update on Cambridge Sports Park – Expansion)

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

Motion: 173

Moved by Councillor Hamilton

Seconded by Councillor Devine

THAT Council rise from Closed Session at 7:51 p.m. and reconvene in Open Session.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

**17. Confirmatory By-law**

Motion: 21-174

Moved by Councillor Wolf

Seconded by Councillor Hamilton

21-039 Being a by-law to confirm the proceedings of the Council of the Corporation of the City of Cambridge at its meeting held on May 25<sup>th</sup>, 2021

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

**18. Adjournment**

Motion: 21-175

Moved by Councillor Devine

Seconded by Councillor Reid

THAT the Council meeting does now adjourn at 7:58 p.m.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Deputy Mayor Mann

Absent (1): Mayor McGarry

**Carried (8 to 0)**

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Mayor

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Clerk