



MINUTES

Corporation of the City of Cambridge

Special Council Meeting

Date: November 9, 2021, 5:00 p.m.

Location: Virtual Meeting

Council Members in Attendance: Councillor Reid - Ward 1, Councillor Devine - Ward 2, Councillor Mann - Ward 3, Councillor Liggett - Ward 4, Councillor Wolf - Ward 5, Councillor Adshade - Ward 6, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8, and Mayor McGarry

Staff Members in Attendance: David Calder - City Manager, Dave Bush - Deputy City Manager - Corporate Services, 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, Danielle Manton - City Clerk, Jennifer Shaw - Deputy City Clerk, Briar Allison - Council and Committee Coordinator, Mallory Greenough, Michael Hausser - Director of Operations, Kevin De Leebeeck - Director of Engineering, Lesley Head - Director of Recreation and Culture, Michael Campos - Intermediate Planner - Development, Alix Aitken - Manager of Recreation, Older Adult Services & Cambridge Farmers Market, Kathy Padgett, Senior Planner – Environment, Ayesh Da Silva - Network Administrator, Brooke Lambert - Director of Corporate Strategy

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. Mayor McGarry welcomes everyone present and calls the meeting to order at 5:00 p.m.

2. Indigenous Territory Acknowledgement

3. Disclosure of Pecuniary Interest

None.

4. Presentations

- 4.1 Michael Campos, Intermediate Planner - Development, re: 21-094(CD) Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc.
- 4.2 Eldon C Theodore, Partner, Planner, Urban Designer, MHBC Planning, Urban Design & Landscape Architecture re: 21-094(CD) Recommendation Report: Official Plan Amendment, 55 Kerr Street, 50 Shade Street Investments Inc.
- 4.3 Kathy Padgett, Senior Planner - Environment, re: 21-269(CD) East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation
- 4.4 John MacDonald, Principal, John MacDonald Architects, re: 21-154(CD) Community Level Business Planning Report Cambridge Farmers' Market

5. Delegations and Consideration of Related Reports

- 5.1 Christine Rier re: 21-269(CD) East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation
- 5.2 Sarah Chandler and Judy Major Girardin, Neighbour Liason Group re:21-094(CD) Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc.
- 5.3 Michelle Goodridge re:21-094(CD) Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc.
- 5.4 Karen Scott Booth, Architectural Conservancy Ontario, ACO, Cambridge and North Dumfries Branch re: 21-269(CD) East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation
- 5.5 Grainne Aitken re: 21-269(CD) East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation

6. Consent Agenda

Motion: 21-226

Moved by Councillor Adshade

Seconded by Councillor Reid

THAT all items listed under the heading of Consent Agenda for November 9, 2021 be adopted as recommended.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

- 6.1 Special Council Minutes - October 12, 2021 and October 19, 2021
- 6.2 Youth Advisory Committee Meeting Minutes – September 9, 2021
- 6.3 Cambridge Farmers' Market Advisory Committee Meeting Minutes - September 14, 2021
- 6.4 Council Information Package - October 15th, 2021 and October 29th, 2021
- 6.5 Cambridge Accessibility Advisory Committee Meeting Minutes - April 26, 2021, May 12, 2021, May 31, 2021, June 21, 2021
- 6.6 Economic Development Advisory Committee Meeting Minutes - September 8, 2021 and September 22, 2021
- 6.7 21-282(CD) 314 Equestrian Way, River Mill Development Corporation
- 6.8 21-308(CD) SouthPoint Draft Plan of Subdivision – Model Home Agreement
- 6.9 21-307(OCM) Speedsville Pumping Station - Amending Agreement

7. Consideration of Reports

7.1 Community Development

- 7.1.1 21-094(CD) Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc.

Moved by Councillor Ermeta
Seconded by Councillor Devine

THAT Report 21-094 (CD) be received;

AND THAT recognizing the plan for the property at 55 Kerr Street has been revised by the applicant to reduce the height and unit count from the amount initially proposed in the original submission, that Council propose a building(s) with a maximum of 12 storeys;

AND THAT the by-laws listed on the agenda of November 9, 2021 be deferred to reflect the revised height and be included on the agenda for November 23, 2021.

With the consent of the mover and seconder, the following revised motion was brought forward and voted on:

Motion: 21-227

Moved by Councillor Ermeta
Seconded by Councillor Devine

THAT Report 21-094 (CD) be received;

AND THAT recognizing the plan for the property at 55 Kerr Street has been revised by the applicant to reduce the height and unit count from the amount initially proposed in the original submission, that Council request the applicant to work with staff on the proposed Official Plan Amendment and Zoning By-law Amendment to propose a building(s) with a maximum of 12 storeys;

In Favour (3): Councillor Devine, Councillor Liggett, and Councillor Ermeta

Opposed (6): Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Mayor McGarry

Defeated (3 to 6)

Motion: 21-228

Moved by Councillor Hamilton
Seconded by Councillor Wolf

THAT Report 21-094(CD) be received;

AND THAT Official Plan Amendment No. 49 with a site-specific policy to permit residential and commercial uses to exist on grade in a multi-storey mixed-use building be adopted;

AND THAT the proposed Zoning By-law Amendment to amend the zoning of the site to establish site-specific provisions for 55 Kerr Street to permit the development of two 18-storey buildings containing a total of 445 dwelling units and 113.9 square metres (1,226 square feet) of commercial GFA, be approved;

AND THAT transfers to the applicable Development Charge Reserve Funds to fund the permitted core area exemptions, as per the City's Development Charges Bylaw 19-094 be approved;

AND THAT a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required.

AND FURTHER THAT the by-law(s) attached to this report be passed.

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

Opposed (2): Councillor Liggett, and Councillor Ermeta

Carried (7 to 2)

7.1.2 21-154(CD) Community Level Business Planning Report
Cambridge Farmers' Market

Motion: 21-229

Moved by Councillor Hamilton
Seconded by Councillor Liggett

THAT Report 21-154(CD) be received;

AND THAT the Cambridge Farmers' Market Community Level Business Planning Report attached as Appendix A to Report 21-154(CD), be received;

AND FURTHER THAT staff be directed to incorporate the Community Level Business Plan where appropriate into future business planning for market operations and Galt core area growth

initiatives along with future operating and capital budget considerations.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

7.1.3 21-269(CD) East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation

Motion: 21-230

Moved by Councillor Reid

Seconded by Councillor Devine

THAT Report No. 21-269 (CD) - East Side Lands – Stage 2 Master Environmental Servicing Plan (MESP) Secondary Plan Study Re-initiation, be received.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

7.1.4 21-262(CD) Gouda Place Playground Zone and 40 km/h Speed Limit

Motion: 21-231

Moved by Councillor Adshade

Seconded by Councillor Hamilton

THAT Report 21-262(CD) – Gouda Place Playground Zone and 40 km/h Speed Limit, be received;

AND THAT a Playground Zone with a 40 km/h speed limit be implemented on Gouda Place from the west end of the street to 114m east thereof;

AND THAT the 40 km/h speed limit be extended easterly to Cheese Factory Road;

AND FURTHER THAT the by-law(s) attached to this report be passed.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

7.1.5 21-297(CD) South Point Subdivision - Capital Project Additional Funding Request

Motion: 21-232

Moved by Councillor Hamilton
Seconded by Councillor Adshade

THAT Report 21-297 (CD) South Point Subdivision – Capital Project Additional Funding Request, be received;

AND THAT the funding plan outlined in Report 21-297(CD) to address the shortfall of funding for the construction of Faith Street, Wesley Boulevard and the Moffat Creek Crossing be approved;

AND FURTHER THAT the transfers to/from the reserve funds as outlined in Report 21-297(CD) be approved.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

7.2 Corporate Services

7.2.1 21-325(CRS) Award of Pumper Fire Trucks

Motion: 21-233

Moved by Councillor Mann
Seconded by Councillor Adshade

THAT consideration of Report 21-325(CRS) Award of Pumper Fire Trucks, be deferred to the Special Council Meeting of November 23, 2021

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

7.3 Corporate Enterprise

7.3.1 21-287(CRE) Legalized Recreational Cannabis Year 2 Update

Motion: 21-234

Moved by Councillor Mann

Seconded by Councillor Hamilton

THAT Report 21-287(CRE) Legalized Recreational Cannabis Year 2 Update, be received,

AND THAT the “Recreational Cannabis Retail Store Municipal Commenting Criteria” policy (File A09) be repealed.

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

Opposed (3): Councillor Devine, Councillor Liggett, and Councillor Ermeta

Carried (6 to 3)

7.3.2 21-303(CRE) Core Areas Financial Incentives – November 9, 2021 Applications

Motion: 21-235

Moved by Councillor Liggett

Seconded by Councillor Devine

THAT Report 21-303(CRE), re: Core Areas Financial Incentives – November 9, 2021 Applications be received;

AND THAT the application for 29 Main Street and the transfer from the Core Area Transformation Fund (CATF) of \$15,367 as outlined in report 21-303 (CRE) be approved;

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

AND THAT authority be delegated to Director of Economic Development and Chief Financial Officer (or designates) to increase the funding to the maximum amount within the parameters of the specific program(s), if necessary;

AND FURTHER THAT the work approved under these enhanced incentives be completed within one (1) year of the date on the Approval Letters.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

7.4 Infrastructure Services

None.

8. Other Business

None.

9. Correspondence

9.1 Petition re: 21-094(CD) Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. sent from Sarah Chandler

9.2 Dani Lindamood re: 21-094(CD) Recommendation Report: Official Plan Amendment and Zoning By-law Amendment, 55 Kerr Street, 50 Shade Street Investments Inc. sent from Sarah Chandler

10. Notice of Motion

10.1 Notice of Motion - Councillor Wolf, re: Objection to Proposed CBM Aggregate Expansion of Dance Pit

Notice of Motion
Councillor Wolf
November 9, 2021

Whereas CBM Aggregates has applied for an expansion of the Dance Pit located on the south side of Cedar Creek Road (Regional Road 97) in close proximity to the City of Cambridge and Township of North Dumfries

boundary, under the *Aggregate Resources Act* to the Ministry of Northern Development, Mines, Natural Resources and Forestry; and

Whereas the existing pit which borders Cambridge and North Dumfries is controlled by CBM Aggregates and is approximately 74 hectares (182 acres) in area. The westerly portion, being approximately 45 hectares (111 acres) in area, is currently zoned and licensed for aggregate extraction. It is within the remaining 29 hectares (71 acres) along the easterly portion of the landholding that CBM seeks to secure the approvals to modify their license and expand the aggregate operation at the Dance Pit location; and

Whereas the expansion lands adjacent to the Cambridge and North Dumfries boundary are presently under active agricultural cultivation and to the east of the CBM landholding is the City of Cambridge and a long-established residential neighbourhood; and

Whereas the health and wellness of the Cambridge residents that back onto the proposed expansion for the Dance pit is in jeopardy. Currently, the noise, dust, dirt particles, vibration, hinder the residents from being able to enjoy their backyards Monday to Friday, 7:00 am to 6:00 pm. The stress and anxiety that these factors bring to them is widespread and mounting. The residents are woken up at 7:00 am on the dot, often earlier, by the noise from the pit area. Folks that work shift work cannot sleep during the day. This community believes this expansion and the constant noise, dust and dirt that each property suffers will decrease their property values; and

Whereas there are more than 15 operational gravel pits within 3 miles to the West-to-Northwest of residences in the St. Andrew's neighbourhood. Emissions of fine dust from these pits and from the heavily travelled and dusty regional roads accumulate in the air as the predominant West-to-Northwest winds blow toward the City of Cambridge. A 2021 Health Canada report concluded that exposure to elevated concentrations of fine dust is associated with short term health impacts on asthmatics, young children and the elderly, and that long-term exposure can shorten life expectancy; and

Whereas there is a Deed to the Land dated September 23, 1993, and an amendment to that Deed dated December 15, 1999, stating that the lands that are contained in the Dance Pit proposed expansion area shall be used for agricultural use only; and

Whereas the Township of North Dumfries is not in receipt of a planning application to facilitate the proposed aggregate extraction land use activity and has requested staff to send correspondence requesting additional time to complete a review of the supporting technical studies to properly inform any planning, environmental and economic/social matters or concerns; and

Whereas the deadline for an objection or the filing of comments on the ARA Application with the MNRF is December 14, 2021; and

Therefore, be it resolved that the City Clerk be directed to send correspondence on behalf of the City of Cambridge Council to the Ministry of Northern Development, Mines, Natural Resources and Forestry objecting to the Aggregate Resource Act application for the expansion, and in support of the residents and requesting that CBM Aggregates honour the Deed to that parcel of land and keep it agricultural use only, and not grant CBM's Application for License;

And that this correspondence also be sent to the Council of North Dumfries and Regional Council of Waterloo.

11. Motion to Receive and File

Motion: 21-236

Moved by Councillor Ermeta

Seconded by Councillor Wolf

THAT all presentations and correspondence from the November 9th, 2021 Special Council meeting be received.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

12. Consideration of By-laws

Motion: 21-237

Moved by Councillor Wolf

Seconded by Councillor Ermeta

THAT the following by-laws listed under the heading of Introduction and Consideration of By-laws be enacted and passed:

21-076 Being a by-law to adopt Amendment No. 49 to the City of Cambridge Official Plan (2012), as amended (55 Kerr Street)

21-077 Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 55 Kerr Street (OR03/19)

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

Opposed (2): Councillor Liggett, and Councillor Ermeta

Carried (7 to 2)

Motion: 21-238

Moved by Councillor Wolf

Seconded by Councillor Ermeta

THAT the following by-laws listed under the heading of Introduction and Consideration of By-laws be enacted and passed:

21-078 Being a by-law to amend By-law 187-06 being a by-law for the regulation of Traffic and Parking (Gouda Place)

21-079 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) – 314 Equestrian Way

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

13. Closed Session

Motion: 21-239

Moved by Councillor Liggett

Seconded by Councillor Devine

THAT the Council of the City of Cambridge move into Closed Session pursuant to the Municipal Act at 10:10 p.m.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

14. Rise from Closed Session

Motion: 21-240

Moved by Councillor Ermeta

Seconded by Councillor Adshade

THAT Council rise from Closed Session and reconvene in Open Session at 10:22 p.m.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

15. Confirmatory By-law

Motion: 21-241

Moved by Councillor Liggett

Seconded by Councillor Ermeta

THAT By-law 21-08 being a by-law to confirm the proceedings of the Council of the Corporation of the City of Cambridge be enacted and passed.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

16. Adjournment

Motion: 21-242

Moved by Councillor Devine

Seconded by Councillor Hamilton

THAT the Council meeting does now adjourn at 10:24 p.m.

In Favour (9): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Carried (9 to 0)

Mayor

Deputy Clerk