



## MINUTES

### Corporation of the City of Cambridge

#### Council Meeting

Date:	September 17, 2024, 5:30 p.m.
Location:	Council Chambers
Council Members in Attendance:	Councillor Shwery - Ward 1, Councillor Devine - Ward 2, Councillor Kimpson - Ward 3, Councillor Earnshaw - Ward 4, Councillor Roberts - Ward 5, Councillor Cooper - Ward 6, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8, Mayor Liggett
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, Danielle Manton - City Clerk, Jennifer Shaw - Deputy City Clerk, Rachel Latour - Administrative Assistant, Bryan Boodhoo - City Solicitor, Lesley Head - Director of Recreation and Culture, Bob Bjerke – Chief Planner
Others in Attendance:	Alana Russell - Director of Communications; Karen Pepper - Director, Mayor and Council Operations and Initiatives; J. Matthew Blevins - Senior Planner, Reurbanization; Sarah Austin - Manager of Development Engineering; Michael Launslager - Director of Economic Development; Alix Aitken - Manager of Recreation and Culture; Olu Ojikutu - Director of Risk and Facilities; Lisa Whelan - Recreation Coordinator - Special Events; Jacqueline Hannemann - Senior Planner; Ryan Hoeksma - Energy & Sustainability Specialist; John Mattocks - Manager of Municipal By-law Compliance; Rutvik Shah - Network Administrator and Darren Hutchings - 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 in Council Chambers and is live streamed to the City of Cambridge website. Mayor Liggett welcomes everyone present and calls the meeting to order at 5:36 p.m.

**2. Indigenous Territory Acknowledgement**

**3. Disclosure of Pecuniary Interest**

None.

**4. Presentations**

- 4.1 Jane Hennig and David Mash, Volunteer Waterloo Region re: Current State of Volunteering
- 4.2 Jennifer Shaw, Deputy City Clerk re: 24-045-CRS Comprehensive Public Notice Policy
- 4.3 Jacqueline Hannemann, Senior Planner re: 24-095-CD Recommendation Report – Official Plan Amendment and Zoning By-law Amendment – 245 Riverbank Drive
- 4.4 Dan Currie, MHBC Planning re: 24-095-CD Recommendation Report – Official Plan Amendment and Zoning By-law Amendment – 245 Riverbank Drive
- 4.5 Matthew Blevins, Senior Planner - Reurbanization re: 24-052-CD City Owned Sites – Affordable Housing Concepts

**5. Delegations and Consideration of Related Reports**

- 5.1 Shane Murphy and Brian Kennedy, Downtown Cambridge BIA re: 24-036-CRS Proposed Expansion for Downtown Cambridge Business Improvement Area
- 5.2 Theresa Martin, Gillian Stops, Norma Boyle and Bill Denstedt re: 24-052-CD City Owned Sites – Affordable Housing Concepts
- 5.3 Shane Murphy and Brian Kennedy, Downtown Cambridge BIA re: Motion re: Permanent, year-round conversion of Main St between Ainslie St and Water St to a pedestrian-only area
- 5.4 Terry Polytak re: Motion re: Permanent, year-round conversion of Main St between Ainslie St and Water St to a pedestrian-only area

5.5 Dave Ottenbrite, Galt Jazz re: Motion re: Permanent, year-round conversion of Main St between Ainslie St and Water St to a pedestrian-only area

## 6. **Closed Session**

Motion: 24-250

Moved by Councillor Kimpson

Seconded by Councillor Earnshaw

That in accordance with section 239 (2) (b), (e), (f), and (k) of the Municipal Act, 2001, Council to convene in Closed Session at 4:43 p.m. to consider the following subject matters:

(b) personal matters about an identifiable individual, including municipal or local board employees (Advisory Committee Appointments);

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Confidential Legal Opinion) (Proposed Settlement Offer);

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Confidential Legal Opinion) (Proposed Settlement Offer);

(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 (Proposed Settlement Offer).

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Ermeta, and Mayor Liggett

Absent (1): Councillor Hamilton

**Carried (8 to 0)**

## 7. **Rise from Closed**

Motion: 24-251

Moved by Councillor Devine

Seconded by Councillor Ermeta

THAT Council rise from the Closed Sessions held on September 17, 2024 and reconvene in Open Session at 5:36 p.m.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

**8. Consent Agenda**

Councillor Hamilton joined the meeting at 5:38 p.m.

Motion: 24-252

Moved by Councillor Kimpson  
Seconded by Councillor Devine

**THAT the September 13, 2024 Council Information Package be received;**

**AND THAT staff be directed to bring the Proposed Noise By-law to Council as soon as November 2024 outlining the proposed new by-law and Exemption procedure;**

**AND FURTHER THAT staff be directed to include the Event Listing as a standing item on all Council Information Packages, distributed every two weeks and approved at Council, and that the listing highlight any new events added for the remainder of the year.**

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

Motion: 24-253

Moved by Councillor Kimpson  
Seconded by Councillor Hamilton

**THAT all items listed under the heading of Consent Agenda for September 17, 2024 be adopted as recommended with item 8.4 pulled to be voted on separately.**

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

- 8.1 Council Meeting Minutes - September 3, 2024
- 8.2 Council Information Package - August 23, 2024
- 8.3 Council Information Package - September 6, 2024
- 8.4 Council Information Package - September 13, 2024
- 8.5 24-041-CRS Audit Services
- 8.6 24-051-CRS 2025 Budget Engagement Survey Results

**9. Consideration of Reports**

9.1 Corporate Services

9.1.1 24-057-CRS Citizen Appointments to Advisory Committees

Motion: 24-254

Moved by Councillor Earnshaw  
Seconded by Councillor Cooper

THAT Report 24-057-CRS Appointments to Citizen Advisory Committees be received;

AND THAT Confidential Appendices “C”, “D”, and “E” to Report 24-057-CRS be received and remain confidential;

AND THAT the following individuals be appointed to the Accessibility Advisory Committee for the term of Council ending November 14, 2026: Tara Small and CJ Janzen as voting members;

AND THAT the following individual be appointed to the Arthur White Sports Bursary Fund Committee for the term of Council ending November 14, 2026: Joshua Obaigbena and Michael Goldberg as a voting member;

AND THAT the following individuals be appointed to the General Appeals Advisory Committee for the term of Council ending November 14, 2026: Simon Weresch as an alternate member;

AND THAT the City Clerk be directed to notify all successful and unsuccessful applicants;

AND FURTHER THAT Council-Appointed Citizen Members to the City's advisory committees who do not submit their signed Code of Conduct form within the first month after their appointment has been made shall forfeit their membership on the committee to which they have been appointed.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

#### 9.1.2 24-045-CRS Comprehensive Public Notice Policy

Moved by Councillor Kimpson  
Seconded by Councillor Shwery

THAT Report 24-045-CRS Comprehensive Public Notice Policy be received;

AND THAT \_\_\_\_\_ metres be established as Council's preferred circulation radius for all Official Plan and Zoning By-law Amendment notices;

AND THAT the Chief Planner be directed to report back to Council by the end of the first quarter of 2025 with a plan and timeframe for implementation of the preferred circulation radius for Official Plan and Zoning By-law Amendment notices that includes consideration of any necessary policy changes;

AND THAT the Public Notice Policy and templates attached as Schedule A to Report 24-045-CRS be approved.

AND FURTHER THAT the City Clerk be delegated the authority to update the templates, as required, to ensure compliance with changes in legislation.

Motion: 24-255

Moved by Councillor Kimpson  
Seconded by Councillor Shwery

THAT Report 24-045-CRS Comprehensive Public Notice Policy be received;

AND THAT the Public Notice Policy and templates attached as Schedule A to Report 24-045-CRS be approved.

AND FURTHER THAT the City Clerk be delegated the authority to update the templates, as required, to ensure compliance with changes in legislation.

**AND THAT the Chief Planner be directed to report back to Council at the October 8th meeting on next steps and cost analysis for the templates and staff resources.**

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

9.1.3 24-036-CRS Proposed Expansion for Downtown Cambridge Business Improvement Area

Motion: 24-256

Moved by Councillor Earnshaw  
Seconded by Councillor Hamilton

THAT Report 24-036-CRS Proposed Expansion for Downtown Cambridge Business Improvement Area be received;

AND THAT Council authorize the Clerk to provide a notice of intention to enact a by-law to expand the boundary of the Downtown Cambridge Business Improvement Area as shown in Appendix "A" of report 24-036-CRS Proposed Expansion for Downtown Cambridge Business Improvement Area;

AND FURTHER THAT the Clerk be directed to provide a summary report with results from the notice of intention to enact a by-law to expand the boundary of the Downtown Cambridge Business Improvement Area following the conclusion of the legislated timeframe as per the Municipal Act, 2001.

**AND THAT the Downtown BIA be encouraged to collaborate with City Clerk to amplify the notice of intention to enact a by-law to expand the boundary of the Downtown Cambridge Business Improvement Area to tenants.**

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

## 9.2 Corporate Enterprise

### 9.2.1 24-012-CRE Cambridge Chamber of Commerce 2024 Funding Agreement

Motion: 24-257

Moved by Councillor Cooper  
Seconded by Councillor Kimpson

THAT Report 24-012-CRE Cambridge Chamber of Commerce 2024 Funding be received;

AND THAT Council direct staff to enter into a funding agreement with the Cambridge Chamber of Commerce approved by the City Solicitor, for the purpose of providing basic visitor information services.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

### 9.2.2 24-013-CRE Arena Elevator Replacements

Motion: 24-258

Moved by Councillor Hamilton  
Seconded by Councillor Roberts

THAT Report 24-013 Arena Elevator Replacements be received;

AND THAT Council approve a capital project to replace the passenger lifts at Galt Arena Gardens and Hespeler Memorial Arena with full-size elevators with a budget of \$1,500,000;

AND FURTHER THAT the recommended capital project be funded through the Capital Works Reserve Fund.



In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

### 9.3 Community Development

#### 9.3.1 24-095-CD Recommendation Report – Official Plan Amendment and Zoning By-law Amendment – 245 Riverbank Drive

Motion: 24-259

Moved by Councillor Shwery  
Seconded by Councillor Ermeta

THAT Report 24-095-CD – Recommendation Report – Official Plan Amendment and Zoning By-law Amendment – 245 Riverbank Drive be received;

AND THAT Council refuse the proposed Official Plan Amendment with site specific policies, and the Zoning By-law Amendment with site specific provisions to permit increased density from 40 to 55 units per net residential hectare;

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(17) of the Planning Act have been met;

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

#### 9.3.2 24-114-CD New Capital Project Request - 85 Boxwood Drive Site Servicing

Motion: 24-260

Moved by Councillor Shwery  
Seconded by Councillor Hamilton

THAT Report 24-114-CD New Capital Project Request - 85 Boxwood Drive Site Servicing be received;

AND THAT a new capital project for the site servicing of 85 Boxwood Drive be created;

AND THAT the new capital project be fully funded through external recovery from the property owner;

AND FURTHER THAT the Director of Engineering and Chief Financial Officer be delegated authority to execute a Financial Agreement with the property owner, to the satisfaction of the City Solicitor.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

#### 9.3.3 24-052-CD City Owned Sites – Affordable Housing Concepts

Upon request, each clause of the staff recommendation was voted on separately.

Motion: 24-261

Moved by Councillor Earnshaw  
Seconded by Councillor Kimpson

THAT Report 24-052-CD City-owned Sites – Affordable Housing Concepts be received;

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

Motion: 24-262

Moved by Councillor Earnshaw  
Seconded by Councillor Kimpson

AND THAT Council direct staff to not advance any further work on the 0 Dando Avenue site due to the land acquisition requirements needed for a feasible development option;

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

Motion: 24-263

Moved by Councillor Earnshaw  
Seconded by Councillor Kimpson

AND THAT Council direct staff to not advance any further work on the 0 Bishop Street site due to the lack of developable land on the property;

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

Motion: 24-264

Moved by Councillor Devine  
Seconded by Councillor Kimpson

**AND THAT Council direct staff to not advance any further work on the 10 Ethel street;**

**AND THAT staff be directed to report back to Council on the potential sale of three residential lots at 10 Ethel Street.**

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Ermeta, and Mayor Liggett

Opposed (1): Councillor Hamilton

**Carried (8 to 1)**

Motion: 24-265

Moved by Councillor Kimpson  
Seconded by Councillor Devine

**AND THAT Council direct staff to not advance any further work on the 1580 Queenston Rd/Scout House site at this time.**

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Ermeta, and Mayor Liggett

Opposed (1): Councillor Hamilton

**Carried (8 to 1)**

Motion: 24-266

Moved by Councillor Cooper  
Seconded by Councillor Shwery

**AND THAT Council direct staff to initiate Official Plan and Zoning By-law Amendment applications for 25 Chalmers Street S to increase the maximum permitted density, permit mixed-used development and to add a maximum permitted height of four-storeys and minimum required parking rate of 1.25 spaces per unit to advance the Low-Rise Apartment with future phase and municipal facility Development;**

In Favour (8): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Ermeta, and Mayor Liggett

Opposed (1): Councillor Hamilton

**Carried (8 to 1)**

Motion: 24-267

Moved by Councillor Earnshaw  
Seconded by Councillor Kimpson

AND FURTHER THAT Council direct staff to initiate Official Plan and Zoning By-law Amendment applications for 0 Grandridge Drive to redesignate the property to High Density Residential with a permitted maximum density of 116 Units Per Hectare (UPH) and a reduction in parking to facilitate a four-storey apartment building with a maximum of 50 units.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

9.4 Infrastructure Services

9.5 Office of the City Manager

**10. Other Business**

**11. Motions**

11.1 Motion re: Permanent, year-round conversion of Main St between Ainslie St and Water St to a pedestrian-only area

Motion: 24-268

Moved by Councillor Cooper

Seconded by Councillor Earnshaw

WHEREAS the continued revitalization of our downtown cores as well as their promotion as inviting tourist destinations and gathering areas is important to this council and our valuable core businesses.

WHEREAS an important part of our strategic plan is to embrace and celebrate our city's unique character while promoting and encouraging a wide range of destinations and activities that capitalize on the beauty of our rivers and heritage buildings.

WHEREAS Two of the lead strategic actions identified in the Cambridge Strategic Plan are to create and activate spaces that offer things for people to do, and to establish our core areas as attractive destinations.

AND WHEREAS Section 2.6.3 of Cambridge's Official Plan stipulates that Community Core Areas, including downtown Cambridge, will be planned with features including opportunities for unique experiences, such as cultural events, recreation, and specialty shopping and dining, in support of tourism and other functions.

WHEREAS the incredibly successful seasonal road closure of this section of Main St has received overwhelming support from the community and Downtown Cambridge BIA, hosting numerous attractions such as family fun days, live music, latin dance nights, markets, childrens activities, and many more community building and tourist-friendly activities.

AND WHEREAS this council wishes to build on this success by opening this area to the myriad of tourism friendly, community-building possibilities that would come with a year-round pedestrian-friendly gathering area.

NOW THEREFORE BE IT RESOLVED, that staff be directed to prepare a report to Council for the permanent, year-round conversion of Main St between Ainslie St and Water St to a pedestrian-only area, including the financial implications, to be brought forward with the 2025 Budget and Business Plan.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

**12. Notices of Motion**

**13. Correspondence**

- 13.1 Robert Howe, Goodmans LLP re: 24-095-CD Recommendation Report – Official Plan Amendment and Zoning By-law Amendment – 245 Riverbank Drive
- 13.2 Caroline Berch re: 24-095-CD Recommendation Report – Official Plan Amendment and Zoning By-law Amendment – 245 Riverbank Drive
- 13.3 Jackie Boyce re: 24-095-CD Recommendation Report – Official Plan Amendment and Zoning By-law Amendment – 245 Riverbank Drive
- 13.4 Anne and William Dodd re: 24-085-CD Recommendation Report - Official Plan Amendment and Zoning By-law Amendment - 245 Riverbank Drive
- 13.5 Hugh Fox re: Motion re: Permanent, year-round conversion of Main St between Ainslie St and Water St to a pedestrian-only area

**14. Motion to Receive and File**

Motion: 24-269

Moved by Councillor Devine

Seconded by Councillor Shwery

THAT all presentations and correspondence from the September 17, 2024, Council meeting be received.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

**15. Consideration of By-laws**

**16. Confirmatory By-law**

Motion: 24-270

Moved by Councillor Earnshaw  
Seconded by Councillor Shwery

Being a by-law to confirm the proceedings of the Council of the Corporation of the City of Cambridge

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

**17. Adjournment**

Motion: 24-271

Moved by Councillor Roberts  
Seconded by Councillor Kimpson

THAT the Council meeting does now adjourn at 9:20 p.m.

In Favour (9): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, Councillor Ermeta, and Mayor Liggett

**Carried (9 to 0)**

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Mayor

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Clerk