



## MINUTES

### Corporation of the City of Cambridge

#### Council Meeting

Date: February 25, 2025, 6:30 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, Bryan Boodhoo - City Solicitor, Sheryl Ayres - Chief Financial Officer, Danielle Manton - City Clerk, Maria Barrantes Barreto - Council Committee Services Coordinator, Rachel Latour - Administrative Assistant

Others in Attendance: Rutvik Shah - Network Administrator, Laura Waldie - Senior Planner - Heritage, Matt Blevins - Senior Planner - Reurbanization, Maria Skara - Planner, Vincent Wen - Planner, Shannon Noonan - Manager of Transportation Engineering, Alana Russell - Director of Communications, Thomas Strongman - Economic Development Officer, Michael Launslager - Director of Economic Development, Jamie Croft - Manager of Infrastructure Engineering, Chris Whetstone - Manager of Water, Laura Pearce - Senior Economic Development Officer, Bob Bjerke - Chief Planner

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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 6:30 p.m.

**2. Indigenous Territory Acknowledgement**

**3. Disclosure of Pecuniary Interest**

None.

**4. Presentations**

4.1 Doctors4Cambridge Presentation re: Physician Recruitment

4.2 Stiletto Consulting re: 25-002-CRE Economic Development Action Plan

4.3 Jamie Croft, Manager of Infrastructure Engineering and Laura Waldie, Senior Planner - Heritage re: 25-015-CD Request to Alter a Designated Structure – 45 Blair Road Retaining Wall

4.4 Kristen Barisdale, GSP Group re: 25-017-CD Recommendation Report for Zoning By-law Amendment – 1273 Concession Road

4.5 Vincent Wen, Planner re: 25-017-CD Recommendation Report for Zoning By-law Amendment – 1273 Concession Road

4.6 SHS Consulting re: 25-019-CD Housing Needs Assessment - HAF Initiative No. 9

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

5.1 Keith Rivers, Citizens for Cambridge re: 25-019-CD Housing Needs Assessment - HAF Initiative No. 9

**6. Closed Session**

Motion: 25-017

Moved by Councillor Earnshaw

Seconded by Councillor Kimpson

That in accordance with section 239 (2) (e) and (f) of the Municipal Act, 2001, Council to convene in Closed Session at 5:31 p.m. to consider the following subject matters:

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

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

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**

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

Motion: 25-018

Moved by Councillor Roberts  
Seconded by Councillor Cooper

THAT Council rise from the Closed Sessions held on February 13 and 25, 2025 and reconvene in Open Session at 6:30 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**

Motion: 25-019

Moved by Councillor Ermeta  
Seconded by Councillor Devine

THAT all items listed under the heading of Consent Agenda for February 25, 2025 be adopted as recommended.

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 - November 26, December 3, and 17 2024

- 8.2 2025 Budget Meeting Minutes - October 28, November 7, 21, and 27 2024
- 8.3 Special Joint Council Meeting Minutes - January 28, 2025
- 8.4 Council Information Package - December 13, 2024, January 10, 24, and February 7, 2025
- 8.5 25-006-CD Hardcastle Drive at Salisbury Avenue and Beauchamp Drive All-way Stop Control
- 8.6 25-001-IFS 2024 Annual Water Summary Report
- 8.7 25-014-CD Passing of Designation By-law, 16 Byng Avenue
- 8.8 25-016-CD Passing of Designation By-law, 252 Dundas Street North (Gore Mutual Building)
- 8.9 25-001-CRS Investment Policy  
*This item was withdrawn from the Consent Agenda by Councillor Shwery.*
- 8.10 25-020-CD Old Mill Road at Meadowcreek Lane All-way Stop Control

**9. Consideration of Reports**

- 9.1 Corporate Services
  - 9.1.1 25-001-CRS Investment Policy

*This Item was withdrawn from the Consent Agenda by Councillor Shwery.*

Motion: 25-020

Moved by Councillor Shwery  
Seconded by Councillor Earnshaw

THAT 25-001-CRS Investment Policy be received;

AND THAT the Investment Policy and Authorized Investments, Limitations, and Ratings, attached as Appendix A, be approved;

AND FURTHER THAT Policy CFO-210.010 Statement of Investment Policies and Goals and CFO-210.020 Investment of Funds be repealed.

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 25-002-CRE Economic Development Action Plan

Motion: 25-021

Moved by Councillor Kimpson  
Seconded by Councillor Devine

THAT Report 25-002-CRE Economic Development Action Plan be received;

AND THAT Council endorse the 2025-2029 Economic Development Action Plan;

AND FURTHER THAT the recommendations be referred to the annual budget and business planning process.

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 25-015-CD Request to Alter a Designated Structure – 45 Blair Road Retaining Wall

Motion: 25-022

Moved by Councillor Roberts  
Seconded by Councillor Earnshaw

THAT Report 25-015-CD Request to Alter a Designated Structure – 45 Blair Road Retaining Wall be received;

AND THAT Council endorse the replacement of the existing wall with a new cast-in-place concrete wall on caissons and new stone facing;

AND FURTHER THAT staff proceed with detailed design of the preferred Option 3b alternative.

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 25-017-CD Recommendation Report for Zoning By-law Amendment – 1273 Concession Road

Motion: 25-023

Moved by Councillor Kimpson  
Seconded by Councillor Shwery

THAT Report 25-017-CD Recommendation Report for Zoning By-law Amendment – 1273 Concession Road be received;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to amend the zoning of the site from 'Residential' – R4 to 'Residential' – R4(CO) S.4.1.453 to permit a business or professional office with site specific provisions;

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

AND FURTHER THAT the By-law attached to this report be passed.

**Alternative Motion**

**THAT Report 25-017-CD Recommendation Report for Zoning By-law Amendment - 1273 Concession Road be received;**

**AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to amend the zoning of the site from 'Residential' - R4 to 'Residential' - R4(CO) S.4.1.453 with site-specific provisions to permit a business or professional office that will be limited to one medical practitioner and two professionals related to health services, plus administrative staff, and to prohibit any other uses, including institutional uses;**

**AND THAT the proposed Zoning By-law Amendment also prohibits a residential dwelling unit on the land at the same as the business or professional office is in operation;**

**AND THAT Council is satisfied that the requirement for a public meeting in accordance with subsection 34(17) of the Planning Act has been met;**

**AND FURTHER THAT the amended by-law noting parking changes be passed.**

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 25-001-CD Recommendation to Designate the Property Located at 63 Water Street South

Motion: 25-024

Moved by Councillor Earnshaw  
Seconded by Councillor Roberts

THAT Report 25-001-CD - Recommendation to Designate the Property Located at 63 Water Street South be received;

AND THAT Council approve the recommendation to designate the property municipally known as 63 Water Street South under Part IV of the Ontario Heritage Act;

AND FURTHER THAT the Clerk be authorized to publish a Notice of Intention to Designate (NOID) for the property municipally known as 63 Water Street South in accordance with Section 29 of the Ontario Heritage Act because of its cultural heritage value.

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)**

9.3.4 25-019-CD Housing Needs Assessment - HAF Initiative No. 9

Motion: 25-025

Moved by Councillor Cooper

Seconded by Councillor Ermeta

THAT Report 25-019-CD – Housing Needs Assessment - HAF Initiative No.9 be received;

AND THAT Council endorse the Housing Needs Assessment in Appendix A to report 25-019-CD;

AND FURTHER THAT Council direct staff to proceed with the next phase of HAF initiative No.9, the Housing Strategy and Action Plan, to address the findings of the Housing Needs Assessment.

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)**

9.3.5 25-022-CD Recommendation to Designate the Property Located at 82 Beverly Street

Motion: 25-026

Moved by Councillor Earnshaw

Seconded by Councillor Hamilton

THAT Report 25-022-CD Recommendation to Designate the Property Located at 82 Beverly Street be received;

AND THAT Council approve the recommendation to designate the property municipally known as 82 Beverly Street under Part IV of the Ontario Heritage Act;

AND FURTHER THAT the Clerk be authorized to publish a Notice of Intention to Designate (NOID) for the property municipally known as 82 Beverly Street in accordance with Section 29 of the Ontario Heritage Act because of its cultural heritage value.

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**

**12. Notices of Motion**

**13. Correspondence**

13.1 Gregory Katchin re: 25-006-CD Hardcastle Drive at Salisbury Avenue and Beauchamp Drive All-way Stop Control

**14. Motion to Receive and File**

Motion: 25-027

Moved by Councillor Roberts  
Seconded by Councillor Shwery

THAT all presentations and correspondence from the February 25, 2025, 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**

Motion: 25-028

Moved by Councillor Hamilton  
Seconded by Councillor Shwery

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

25-002 Being a by-law to amend By-law 22-044 regulating traffic and parking on highways under the jurisdiction of The Corporation of the City of Cambridge.

25-003 Being a by-law to designate the property known municipally as 16 Byng Avenue, as being of cultural and heritage value or interest under Part IV of the Ontario Heritage Act.

25-004 Being a by-law to designate the property known as 252 Dundas Street North, including the Gore Mutual Building and stone retaining wall, as being of cultural and heritage value or interest under Part IV of the Ontario Heritage Act.

25-005 Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 1273 Concession Road.

25-006 Being a by-law to amend By-law 22-044 to regulate Traffic and Parking on Highways Under the Jurisdiction 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)**

## **16. Confirmatory By-law**

Motion: 25-029

Moved by Councillor Ermeta  
Seconded by Councillor Cooper

That By-Law 25-007 being a by-law to confirm the proceedings of the Council of the Corporation of the City of Cambridge be passed.

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: 25-030

Moved by Councillor Kimpson  
Seconded by Councillor Hamilton

THAT the Council meeting does now adjourn at 9:19 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