



MINUTES

Corporation of the City of Cambridge

Council Meeting

Date: April 15, 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

Regrets: 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, Sheena Pawliwec - Director of Finance and Deputy Treasurer, Leah Walter - Director of Engineering and Transportation, Danielle Manton - City Clerk, Jennifer Shaw - Deputy City Clerk, Rachel Latour - Administrative Assistant

Others in Attendance: Alana Russell - Director of Communications, Bob Bjerke - Chief Planner, Mike Launslager - Director of Economic Development, Karisa Downey - Manager of Economic Development, Tanya Gies - Chief Building Official, Mike Parsons - Director of Environmental Services, Jason Alexander - Manager of Wastewater, Chris Whetstone - Manager of Water, Shannon Noonan - Manager of Transportation Engineering, Stephen Aboagye - Supervisor of Equity, Diversity, Inclusion and Accessibility, Reena Sandhu - Newcomer Coordinator, David Mawdsley - Manager of Procurement and Rutvik Shah - Network Administrator

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. Councillor Shwery 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 Tanya Gies, Chief Building Official re: 25-035-CD Building Division Process Improvements

4.2 Reena Sandhu, Community Engagement Coordinator and Abdifatah Musse, Newcomer Outreach Manager, Kinsbridge Community Association re: Cambridge Newcomer Outreach Program Summary (2020-2025)

5. Delegations and Consideration of Related Reports

5.1 Corey de Villiers, Hespeler Business Improvement Area Chair re: 25-003-CRE Core Areas Transformation Fund Installation and Placemaking Request

Note: The delegate did not speak at the Council meeting.

5.2 Dan Clements, Citizens for Cambridge re: Rental Replacement By-law Motion

5.3 Cori Bonaparte re: Rental Replacement By-law Motion

5.4 Megan Walker re: Rental Replacement By-law Motion

Note: The delegate did not speak at the Council meeting.

5.5 Michelle LaRiviere re: Rental Replacement By-law Motion

6. Consent Agenda

Motion: 25-045

Moved by Councillor Kimpson

Seconded by Councillor Ermeta

THAT all items listed under the heading of Consent Agenda for April 15th, 2025, be adopted as recommended.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

- 6.1 Council Meeting Minutes - March 25, 2025
- 6.2 Council Information Packages - March 21 and April 3, 2025
- 6.3 25-016-CRS Dunbar Road Multi-use Trail Design, Phase 3
- 6.4 25-042-CD WR Community Energy 2024 Progress Report
- 6.5 25-002-IFS 2024 Drinking Water System Performance Report
- 6.6 25-007-IFS 2024 Wastewater System Performance Report
- 6.7 25-008-IFS 2024 Stormwater System Performance Report

7. Motions

- 7.1 Motion re: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Motion: 25-046

Moved by Councillor Ermeta

Seconded by Councillor Cooper

WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and,

WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Cambridge City Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

2. Be It Further Resolved That Cambridge City Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

4. Be It Further Resolved that copies of this resolution be forwarded to the Right Honourable Prime Minister Mark Carney, the Right Honourable Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

7.2 Motion re: Rental Replacement By-Law

Motion: 25-047

Moved by Councillor Roberts

Seconded by Councillor Kimpson

WHEREAS the City of Cambridge is experiencing a housing affordability crisis, with increasing demand for affordable rental units;

AND WHEREAS the preservation of existing affordable rental housing is essential to ensuring that the city maintains a diverse and accessible housing inventory;

AND WHEREAS there is a risk of losing affordable rental properties due to the demolition or conversion of rental units into non-rental housing as a result of new developments or reconstruction projects;

AND WHEREAS other municipalities, such as the City of Kitchener, have implemented rental replacement by-laws to protect their rental inventories while also supporting the development of new housing projects;

AND WHEREAS a rental replacement bylaw program applies to any development project involving the conversion or demolition of five or more rental units, requiring developers to replace the units with the same number and type of unit offering tenants options like returning to the new development with similar rents or other options;

THEREFORE, BE IT RESOLVED that Cambridge City Council direct the Chief Planner to report back to council as part of 2026 work plan to investigate the feasibility and potential implications of instituting a rental replacement by-law similar to other programs.

In Favour (7): Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, Councillor Hamilton, and Councillor Ermeta

Opposed (1): Councillor Shwery

Absent (1): Mayor Liggett

Carried (7 to 1)

8. Consideration of Reports

8.1 Corporate Services

8.1.1 25-021-CRS Cambridge Newcomer Outreach Program Summary (2020-2025)

Motion: 25-048

Moved by Councillor Hamilton

Seconded by Councillor Earnshaw

THAT Report 25-021-CRS Cambridge Newcomer Outreach Program Summary be received.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

8.1.2 25-015-CRS 2023-2024 Advisory Committee Annual Reports

Note: This item was withdrawn and will come forward at a future date.

8.1.3 25-004-CRS Appointment of Officers

Motion: 25-049

Moved by Councillor Cooper

Seconded by Councillor Devine

THAT Report 25-004-CRS Appointment of Officers be received;

AND THAT the by-law attached as Appendix "A" to Report 25-004-CRS providing for the appointment of an Acting Chief Financial Officer / Treasurer and Acting Deputy Chief Financial Officer / Deputy Treasurer for the Corporation of the City of Cambridge, be enacted.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

8.1.4 25-019-CRS Impacts of US Tariffs on City Procurements and Potential Property Tax and Fee Deferrals

Motion: 25-050

Moved by Councillor Earnshaw
Seconded by Councillor Roberts

THAT Report 25-019-CRS Impacts of US Tariffs on City Procurements and Potential Property Tax and Fee Deferrals be received;

AND THAT Council direct staff to continue to monitor any changes to trade agreements or related legislation and bring forward any required updates to the Procurement By-law to Council;

AND FURTHER THAT staff implement a property tax and fees deferral program through June 1, 2025 to November 30, 2025 to those businesses and individuals who identify an experienced loss of income related to the imposition of tariffs.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

8.2 Corporate Enterprise

8.2.1 25-003-CRE Core Areas Transformation Fund Installation and Placemaking Request

Motion: 25-051

Moved by Councillor Devine
Seconded by Councillor Kimpson

THAT Report 25-003-CRE Core Areas Transformation Fund Installation and Placemaking Request be received;

AND THAT Council approve the funding request through the Core Areas Transformation Fund (CATF) to the Hespeler Village BIA for a lighting installation within the Jacob's Landing location in Hespeler Village.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

8.3 Community Development

8.3.1 25-035-CD Building Division Process Improvements

Motion: 25-052

Moved by Councillor Hamilton

Seconded by Councillor Roberts

THAT Report 25-035-CD Building Division Process Improvements be received.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

8.3.2 25-050-CD Old Mill Road Traffic Calming Plan

Motion: 25-053

Moved by Councillor Earnshaw

Seconded by Councillor Cooper

THAT Report 25-050-CD, Old Mill Road Traffic Calming Plan, be received;

AND THAT Council approve the alteration to Old Mill Road within the Blair Village Heritage Conservation District as outlined in report 25-050-CD, Old Mill Road Traffic Calming Plan.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

8.4 Infrastructure Services

8.5 Office of the City Manager

9. Other Business

10. Notices of Motion

11. Correspondence

11.1 Brad McEwen re: Motion re: Rental Replacement By-law

11.2 Jeff Donkersgoed re: Motion re: Rental Replacement By-law

11.3 Lynn Intini, Waterloo Region Yes In My Backyard re: Rental Replacement By-law

12. Motion to Receive and File

Motion: 25-054

Moved by Councillor Ermeta

Seconded by Councillor Devine

THAT all presentations and correspondence from the April 15, 2025, Council meeting be received.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

13. Consideration of By-Laws

Motion: 25-055

Moved by Councillor Kimpson

Seconded by Councillor Hamilton

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

25-019 Being a by-law to amend By-law 119-08 to appoint an Acting Chief Financial Officer / Treasurer and Acting Deputy Chief Financial Officer / Deputy Treasurer for the City of Cambridge

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

Absent (1): Mayor Liggett

Carried (8 to 0)

14. Confirmatory By-law

Motion: 25-056

Moved by Councillor Cooper

Seconded by Councillor Roberts

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

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

Absent (1): Mayor Liggett

Carried (8 to 0)

15. Adjournment

Motion: 25-057

Moved by Councillor Earnshaw

Seconded by Councillor Kimpson

THAT the Council meeting does now adjourn at 8:26 p.m.

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

Absent (1): Mayor Liggett

Carried (8 to 0)

Mayor

Clerk