



## MINUTES

### Corporation of the City of Cambridge

#### Council Meeting

Date: March 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, Cheryl Zahnleiter, Deputy City Manager - Corporate Enterprise, Bryan Boodhoo - City Solicitor, Sheryl Ayres - Chief Financial Officer, Sheena Pawliwec - Director of Finance and Deputy Treasurer, Danielle Manton - City Clerk, Jennifer Shaw - Deputy City Clerk, Rachel Latour - Administrative Assistant

Others in Attendance: Mike Parsons - Director of Environmental Services / Acting Deputy City Manager - Infrastructure Services, Alana Russell - Director of Communications, Bob Bjerke - Chief Planner, Rachel Greene - Senior Planner and Rutvik Shah - 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 6:30 p.m.

#### 2. Indigenous Territory Acknowledgement

#### 3. Disclosure of Pecuniary Interest

#### **4. Presentations**

- 4.1 Kristen Barisdale, GSP Group re: 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road
- 4.2 Rachel Greene, Senior Planner re: 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road

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

- 5.1 Sharon Venturin re: 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road
- 5.2 David Harvey re: 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road

#### **6. Closed Session**

Motion: 25-033

Moved by Councillor Kimpson

Seconded by Councillor Roberts

THAT in accordance with section 239 (2) (c), (e), (f), and (k) of the Municipal Act, 2001, Council to convene in Closed Session at 4:07 p.m. to consider the following subject matters:

(c) a proposed or pending acquisition or disposition of land by the municipality or local board (Lease Negotiation) (Confidential leasing discussion);

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

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Confidential Litigation Updates);

(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 (Confidential Litigation Updates) (Confidential Leasing Discussion) (Confidential Verbal Update on Negotiations with a Third-Party)

In Favour (7): Councillor Shwery, Councillor Devine, Councillor Kimpson, Councillor Earnshaw, Councillor Roberts, Councillor Cooper, and Mayor Liggett

Absent (2): Councillor Hamilton, and Councillor Ermeta

**Carried (7 to 0)**

**7. Rise from Closed**

Councillor Hamilton arrived at 5:30 p.m.

Councillor Ermeta arrived at 5:40 p.m.

Motion: 25-034

Moved by Councillor Earnshaw

Seconded by Councillor Roberts

THAT Council rise from the Closed Session and reconvene in Open Session at 6:37 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 Cooper left the meeting at 6:30 p.m.

Motion: 25-035

Moved by Councillor Hamilton

Seconded by Councillor Devine

THAT all items listed under the heading of Consent Agenda for March 25<sup>th</sup>, 2025, be adopted as recommended.

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

Absent (1): Councillor Cooper

**Carried (8 to 0)**

8.1 Special Council Meeting Minutes - February 11, 2025

8.2 Statutory Public Meeting Minutes - February 11, and March 4, 2025

- 8.3 Council Workshop Meeting Minutes - February 18, 2025
- 8.4 Council Meeting Minutes - February 25, 2025
- 8.5 Council Information Package - February 21, and March 7, 2025
- 8.6 25-001-CRE Request to replace Development Covenants for 2420 and 2780 Townline Road
- 8.7 25-007-CRS Goods and Services Awarded under Delegated Authority in Accordance with Procurement By-law 19-187
- 8.8 25-011-CD Preston Memorial Auditorium – First Aid Room Naming Rights & Sponsorship Agreement
- 8.9 25-037-CD Cambridge Country Manor Environmental Compliance Approval Application Signature
- 8.10 25-006-CRS Remuneration and Expenditures of Council Members and Council Appointees for the Year Ended December 31, 2024
- 8.11 25-009-CRS W.G. Johnson Facility Upgrade Needs

## **9. Consideration of Reports**

### **9.1 Corporate Services**

#### **9.1.1 25-017-CRS Noise By-law Exemption – Champs for Charity Boxing Event**

Motion: 25-036

Moved by Councillor Roberts

Seconded by Councillor Kimpson

THAT Report 25-017-CRS Noise By-law Exemption – Champs for Charity Boxing Event be received;

AND FURTHER THAT the noise exemption request for the Champs for Charity Boxing Event to be held on April 4, 2025 be approved.

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

Absent (1): Councillor Cooper

**Carried (8 to 0)**

9.2 Corporate Enterprise

9.3 Community Development

9.3.1 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road

Motion: 25-038

Moved by Councillor Shwery

Seconded by Councillor Kimpson

**Main motion, as amended**

THAT Report 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road be received;

AND THAT Council approves proposed Official Plan Amendment No. 88 to redesignate the subject lands from Low/Medium Density Residential and Natural Open Space System to Business Industrial and Natural Open Space System with Site Specific Policy 8.1.123;

AND THAT Council approves the proposed Zoning By-law Amendment to rezone the subject lands from R1 (Residential) and OS1 (Open Space) to M1 (Industrial) s.4.1.481 and OS1 s.4.1.481 zones with site specific provisions;

AND THAT the removal of the (H) Holding Provision for the lands zoned M1 s.4.1.481, as shown on Schedule A of Report 25-029-CD to the East of the Open Space lands may only be lifted once the following requirement has been addressed:

a) Any road improvements on Speedsville Road resulting from the Region of Waterloo's Speedsville Road Corridor Study have been identified **and implemented**;

**AND THAT the applicant be required to install a concrete wall at the height of 2.44 m to run the length of the industrial building, including all parking, and that the applicant be directed through the site plan process to install and direct all lighting away from the residential area adjacent to the industrial building;**

AND THAT Council is satisfied that the requirements for a public meeting in accordance with subsections 17(15) and 34(12) of the Planning Act have been met;

AND FURTHER THAT the by-laws attached to report 25-029-CD be passed.

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

Absent (1): Councillor Cooper

**Carried (8 to 0)**

Motion: 25-037

Moved by Councillor Devine  
Seconded by Councillor Shwery

**Amendment**

a) Any road improvements on Speedsville Road resulting from the Region of Waterloo's Speedsville Road Corridor Study have been identified **and implemented**.

**AND THAT the applicant be required to install a concrete wall at the height of 2.44 m to run the length of the industrial building, including all parking, and that the applicant be directed through the site plan process to install and direct all lighting away from the residential area adjacent to the industrial building.**

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

Absent (1): Councillor Cooper

**Carried (8 to 0)**

9.4 Infrastructure Services

9.5 Office of the City Manager

**10. Other Business**

**11. Motions**

**12. Notices of Motion**

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

12.2 Notice of Motion re: Rental Replacement By-Law

**13. Correspondence**

13.1 Sharon Venturin re: 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road

13.2 David Harvey, additional notes re: 25-029-CD Recommendation for Official Plan and Zoning By-law Amendments – 229, 235, 239, 247 Royal Oak Road

**14. Motion to Receive and File**

Motion: 25-039

Moved by Councillor Devine

Seconded by Councillor Kimpson

THAT all presentations and correspondence from the March 25, 2025 Council meeting be received.

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

Absent (1): Councillor Cooper

**Carried (8 to 0)**

**15. Consideration of By-laws**

Motion: 25-040

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:

25-013 Being a by-law to adopt Amendment No. 88 of the City of Cambridge Official Plan (2012), as amended, with respect to land municipally known as 229, 235, 239, and 247 Royal Oak Road

25-014 Being a by-law to amend Zoning By-law 150-85, as amended, with respect to land municipally known as 229, 235, 239 and 247 Royal Oak Road, **as amended**

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

Absent (1): Councillor Cooper

**Carried (8 to 0)**

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

Motion: 25-041

Moved by Councillor Earnshaw  
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 Hamilton, Councillor Ermeta, and Mayor Liggett

Absent (1): Councillor Cooper

**Carried (8 to 0)**

## **17. Adjournment**

Motion: 25-042

Moved by Councillor Earnshaw  
Seconded by Councillor Hamilton

THAT the Council meeting does now adjourn at 8:10 p.m.

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

Absent (1): Councillor Cooper

**Carried (8 to 0)**

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Mayor

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Clerk