



MINUTES

Corporation of the City of Cambridge

Special Council Meeting - Statutory Public Meeting

Date: December 14, 2021, 10:00 a.m. (Statutory Public Meeting) and reconvening at 5:00 p.m. (Special Council)
Location: Virtual Meeting

Council Members in Attendance: Councillor Reid - Ward 1, Councillor Devine - Ward 2, Councillor Liggett - Ward 4 (arrived at 6:26 p.m.), Councillor Wolf - Ward 5, Councillor Adshade - Ward 6 (Arrived at 10:19 a.m.), Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8, Deputy Mayor Mann (Ward 3), and Mayor McGarry (departed at 10:43 a.m., returned at 11: 58 a.m.)

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, Mallory Greenough - Council and Committee Coordinator, Ayesh Lokumalage - Network Administrator, Lisa Prime – Chief Planner, Michael Campos - Intermediate Planner – Development, Lisa Chominiec - Planner/Secretary Treasurer to Committee of Adjustments Development Charges Coordinator, Rachel Greene - Senior Planner, Abraham Plunkett-Latimer - Senior Planner – Heritage, Kevin De Leebeeck – Director of Engineering, Mike Hausser – Director of Operations, and James Goodram, Director of Economic Development

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.

Deputy Mayor Mann welcomes everyone present and calls the meeting to order at 10:02 a.m.

2. Indigenous Territory Acknowledgement

3. Disclosure of Pecuniary Interest

None.

4. Public Meeting Notice

5. Public Meetings

5.1 21-316(CD) Public Meeting Report – 212 Queen Street West – Official Plan and Zoning By-law Amendment – (C/O Blackthorn Development Corp.)

Motion: 21-271

Moved by Councillor Devine

Seconded by Councillor Reid

THAT report 21-316 (CD) - Public Meeting Report – 212 Queen Street West – Official Plan and Zoning By-law Amendment – 2303623 Ontario Inc. (C/O Blackthorn Development Corp.) - be received;

AND THAT application OR09/21 for 212 Queen Street West be referred back to staff for a subsequent report and staff recommendation.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, Mayor McGarry, and Deputy Mayor Mann

Absent (1): Councillor Liggett

Carried (8 to 0)

5.2 21-313(CD) Additional Residential Units – City Initiated Zoning By-law Amendment and Official Plan Amendment – Public Meeting

Motion: 21-272

Moved by Councillor Hamilton

Seconded by Councillor Adshade

THAT report 21-313(CD) City Initiated Additional Residential Units – Zoning By-law Amendment and Official Plan Amendment be received.

AND THAT the City initiated applications to amend the Official Plan and Zoning By-law be referred back to staff for a subsequent report and staff recommendation.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, Mayor McGarry, and Deputy Mayor Mann

Absent (1): Councillor Liggett

Carried (8 to 0)

- 5.3 21-298(CD) 48 George St N – Condominium Conversion – Maison Canada

Motion: 21-273

Moved by Councillor Wolf

Seconded by Councillor Hamilton

THAT City staff continue with the review of application 30CDM-21101 and preparation of conditions of draft approval for the reasons set out in report 21-298 (CD).

In Favour (5): Councillor Wolf, Councillor Adshade, Councillor Hamilton, Mayor McGarry, and Deputy Mayor Mann

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

Absent (1): Councillor Liggett

Carried (5 to 3)

6. Delegations

- 6.1 Craig Oliver re: 21-296(CD) Recommendation Report: Zoning By-law Amendment, 355 Guelph Avenue & 11 Fletcher Circle, IBI Group (c/o Dave Galbraith)
- 6.2 Walter Aguirre re: 21-296(CD) Recommendation Report: Zoning By-law Amendment, 355 Guelph Avenue & 11 Fletcher Circle, IBI Group (c/o Dave Galbraith)
- 6.3 Bryan Gordon re: 21-296(CD) Recommendation Report: Zoning By-law Amendment, 355 Guelph Avenue & 11 Fletcher Circle, IBI Group (c/o Dave Galbraith)

- 6.4 Michelle and Graham Price re: 21-313(CD) Additional Residential Units – City Initiated Zoning By-law Amendment and Official Plan Amendment – Public Meeting

7. Presentations

- 7.1 Michael Campos, Intermediate Planner - Development re: 21-316(CD) Public Meeting Report – 212 Queen Street West – Official Plan and Zoning By-law Amendment – (C/O Blackthorn Development Corp.)
- 7.2 Maurizio Rogato, Principal, Blackthorn Development Corp. re: 21-316(CD) Public Meeting Report – 212 Queen Street West – Official Plan and Zoning By-law Amendment – (C/O Blackthorn Development Corp.)
- 7.3 Lisa Chominiec, Planner/Secretary Treasurer to Committee of Adjustments Development Charges Coordinator re: 21-313(CD) Additional Residential Units – City Initiated Zoning By-law Amendment and Official Plan Amendment – Public Meeting
- 7.4 Rachel Greene, Senior Planner re: 21-298(CD) 48 George St N – Condominium Conversion – Maison Canada
- 7.5 Kristen Barisdale, Associate - Senior Planner, GSP. re: 21-298(CD) 48 George St N – Condominium Conversion – Maison Canada
- 7.6 Michael Campos, Intermediate Planner - Development re: 21-214(CD) Recommendation Report: Zoning By-law Amendment, 155 Equestrian Way, T. Johns Consulting (c/o Diana Morris)
- 7.7 Terri Johns, President, T. Johns Consulting Group re: 21-214(CD) Recommendation Report: Zoning By-law Amendment, 155 Equestrian Way, T. Johns Consulting (c/o Diana Morris)
- 7.8 Michael Campos, Intermediate Planner - Development re: 21-296(CD) Recommendation Report 355 Guelph Avenue and 11 Fletcher Circle - R14/20
- 7.9 Dave Galbraith, Associate – Manager, IBI Group re: 21-296(CD) Recommendation Report 355 Guelph Avenue and 11 Fletcher Circle - R14/20
- 7.10 Danielle Manton, City Clerk re: 21-319(CRS) Alternative Voting Methods Update – 2022 Municipal & School Board Election

At this time, being 5:00 p.m., the meeting reconvened with Mayor McGarry in the Chair

8. Closed Session

Moved by Councillor Reid

Seconded by Councillor Wolf

THAT in accordance with Section s.239 (2)(f) of the Municipal Act, 2001, Council convene in Closed Session at 5:06 p.m. to consider the following subject matter:

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Confidential Verbal Update – Negotiations update for property lease); and

(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 Verbal Update – Negotiations update for property lease).

In Favour (8): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Absent (1): Councillor Liggett

Carried (8 to 0)

9. Rise from Close Session

Moved by Councillor Adshade

Seconded by Councillor Hamilton

THAT Council rise from Closed Session and reconvene in Open Session at 5:37 p.m.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Absent (1): Councillor Liggett

Carried (8 to 0)

10. Consent Agenda

Motion: 21-274

Moved by Councillor Devine

Seconded by Councillor Ermeta

THAT all items listed under the heading of Consent Agenda for December 14, 2021 Council Agenda be adopted as recommended.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Absent (1): Councillor Liggett

Carried (8 to 0)

- 10.1 Special Council Minutes - November 23, 2021
- 10.2 Special Council Budget Meeting Minutes - December 2, 2021
- 10.3 21-326(CRE) Request to Amend Development Covenants and Restrictions for the Time for Development-Boxwood Business Campus
- 10.4 21-318(CD) Building Permit Statistics – Third Quarter 2021
- 10.5 21-312(CD) Special Event Strategy Status Update
- 10.6 21-328 (CRS) 2021 Annual Review Emergency Management Program
- 10.7 21-324 (CRS) Township of North Dumfries Fire Protection Agreement
- 10.8 21-323 (CRS) Township of Puslinch Fire Protection Agreement
- 10.9 Cambridge Environmental Advisory Committee Meeting Minutes - October 27, 2021
- 10.10 Municipal Heritage Advisory Committee Meeting Minutes – October 21, 2021
- 10.11 Cambridge Cycling and Trails Advisory Committee Meeting Minutes – October 14, 2021
- 10.12 Committee of Adjustment Committee Meeting Minutes – October 6, 2021
- 10.13 Council Information Package – November 12, 2021 and November 26, 2021

Councillor Liggett arrived at this time, being 6:26 p.m.

11. Consideration of Reports

11.1 Community Development

11.1.1 21-214(CD) Recommendation Report: Zoning By-law Amendment, 155 Equestrian Way, T. Johns Consulting (c/o Diana Morris)

Motion: 21-275

Moved by Councillor Reid
Seconded by Councillor Devine

THAT Report 21-214(CD) - Recommendation Report: Zoning By-law Amendment, 155 Equestrian Way, T. Johns Consulting (c/o Diana Morris) - be received.

AND THAT the proposed Zoning By-law Amendment to establish site-specific provisions for 155 Equestrian Way to permit the development of 183 residential units, in addition to two mixed used buildings containing a total of 338.2 square metres (3,640.35 square feet) of commercial space at grade and a 518.1 square metre (5,576.72 square feet) piazza, 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 Report 21-214(CD) – Recommendation Report: Zoning By-law Amendment, 155 Equestrian Way, T. Johns Consulting (c/o Diana Morris), 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)

11.1.2 21-296(CD) Recommendation Report: Zoning By-law Amendment, 355 Guelph Avenue & 11 Fletcher Circle, IBI Group (c/o Dave Galbraith)

Moved by Councillor Reid
Seconded by Councillor Devine

THAT Report 21-296(CD) – Recommendation Report: Zoning By-law Amendment, 355 Guelph Avenue & 11 Fletcher Circle, IBI Group (c/o Dave Galbraith) – be received.

AND THAT the proposed Zoning By-law Amendment to amend the zoning of the site from R2 and R5 to RM4, and to establish site-specific provisions for 355 Guelph Avenue and 11 Fletcher Circle to permit the development of nine, two-storey street-fronting townhouses with site-specific zoning provisions that seek to permit a maximum of nine attached townhouse dwellings on the subject lands; and minimum lot area of 150 square metres; and, an exterior side yard setback of 5.08 metres, 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 Report 21-296(CD) – Recommendation Report: Zoning By-law Amendment, 355 Guelph Avenue & 11 Fletcher Circle, IBI Group (c/o Dave Galbraith) – be passed.

Deferral

Motion: 21-276

Moved by Councillor Devine
Seconded by Councillor Liggett

THAT staff be directed to work with the developer to reduce the number of units from 9 units to 7 units.

AND THAT staff be directed to report back to Council by February 2022.

In Favour (5): Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, and Councillor Ermeta

Opposed (4): Councillor Reid, Councillor Adshade, Councillor Hamilton, and Mayor McGarry

Carried (5 to 4)

Due to technical difficulties, Councillor Liggett was absent for the below vote.

11.1.3 21-301(CD) Request to Demolish a Part IV Designated Property,
4800 Fountain Street

Motion: 21-277

Moved by Councillor Reid
Seconded by Councillor Mann

THAT Report 21-301(CD) - Request to Demolish a Part IV
Designated Property, 4800 Fountain Street - be received.

AND THAT the request to demolish the main structure on the
designated property municipally known as 4800 Fountain Street
North in accordance with Section 34 of the Ontario Heritage Act as
outlined in Report 21-301(CD), be approved subject to the following
conditions:

a) That the owner ensures that the fieldstone, of which the exterior
walls of the circa 1870 school structure are composed, is salvaged
during demolition and is protected on site for use in future
commemoration.

b) And that the owner retains a qualified heritage professional to
make recommendations on the appropriate method for demolition
to ensure conservation of the stonework for reuse and avoid
unnecessary loss or damage to the satisfaction of the Chief
Planner.

c) And further that the owner ensures that the demolition is carried
out using these recommended heritage methods.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Mann,
Councillor Wolf, Councillor Adshade, Councillor Hamilton,
Councillor Ermeta, and Mayor McGarry

Absent (1): Councillor Liggett

Carried (8 to 0)

Councillor Liggett rejoined the meeting at this time.

11.2 Corporate Enterprise

11.2.1 21-322(CRE) Core Areas Financial Incentives – December 14, 2021 Applications

Motion: 21-278

Moved by Councillor Wolf

Seconded by Councillor Mann

THAT Report 21-322(CRE), re: Core Areas Financial Incentives – December 14, 2021 Applications be received;

AND THAT the application for 18 Tannery and the transfer from the Core Area Transformation Fund (CATF) of \$45,269 as outlined in report 21-322 (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 the 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)

11.3 Corporate Services

11.3.1 21-319(CRS) Alternative Voting Methods Update – 2022 Municipal & School Board Election

Motion: 21-279

Moved by Councillor Mann

Seconded by Councillor Adshade

THAT report 21-319(CRS) Alternative Voting Methods Update – 2022 Municipal & School Board Election be received for information.

AND THAT the City of Cambridge adopts Paper Ballot Tabulation and Internet Voting for the 2022 Municipal Election scheduled on Monday, October 24, 2022.

AND FURTHER THAT the by-law to support the use of vote tabulators and internet voting as an alternative voting method in the 2022 Municipal and School Board Election attached as Appendix B to Report 21-319(CRS) Alternative Voting Methods Update – 2022 Municipal & School Board Election, 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)

11.3.2 21-331(CRS) Proposed Schedule for 2022 Meetings of Council

Moved by Councillor Devine
Seconded by Councillor Hamilton

THAT the report 21-331(CRS) Proposed Schedule for 2022 Meetings of Council be received.

AND THAT Council approve a proposed schedule of meetings for 2022 as set out in Appendix “A” of Report 21-331(CRS) Proposed Schedule for 2022 Meetings of Council.

AND THAT the City Clerk be directed to report back in the first quarter of 2022 with a hybrid meeting policy as well as a plan to resume in person meetings of Council.

Amendment

Motion: 21-280

Moved by Councillor Liggett
Seconded by Councillor Ermeta

THAT all meetings, including the Statutory Public Special Council Meetings be amended to a 6:00 p.m. start time rather than a 10:00 a.m. and 5:00 p.m. start time.

In Favour (2): Councillor Liggett, and Councillor Ermeta

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

Motion: 21-281

Moved by Councillor Devine
Seconded by Councillor Hamilton

THAT the report 21-331(CRS) Proposed Schedule for 2022 Meetings of Council be received.

AND THAT Council approve a proposed schedule of meetings for 2022 as set out in Appendix "A" of Report 21-331(CRS) Proposed Schedule for 2022 Meetings of Council.

AND THAT the City Clerk be directed to report back in the first quarter of 2022 with a hybrid meeting policy as well as a plan to resume in person meetings of Council.

In Favour (8): Councillor Reid, Councillor Devine, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, Councillor Ermeta, and Mayor McGarry

Opposed (1): Councillor Liggett

Carried (8 to 1)

11.4 Infrastructure Services

11.4.1 21-294 (IFS) Winter Level of Service and Update

Motion: 21-282

Moved by Councillor Adshade
Seconded by Councillor Ermeta

THAT Report 21-294(IFS) Winter Level of Service and Update be received for information.

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)

11.5 Office of the City Manager

11.5.1 21-332(OCM) Composition of the Mergeco Holding Company Board of Directors – Nominating Committee Recommendations

Motion: 21-283

Moved by Councillor Mann

Seconded by Councillor Wolf

WHEREAS, at a Joint Council Meeting held on August 30, 2021 the City of Cambridge and the Township of North Dumfries approved terms and conditions of the Merger Participation Agreement between the Corporation of the City of Brantford (“Brantford”), the Corporation of the City of Cambridge (“Cambridge”) , the Township of North Dumfries (“North Dumfries”), Brantford Energy Corporation, Cambridge and North Dumfries Energy Plus Inc., Brantford Power Inc., Energy+ Inc., Cambridge and North Dumfries Energy Solution Inc. and Brantford Hydro Inc. (the “MPA”), and the Unanimous Shareholder’s Agreement between Brantford, Cambridge, North Dumfries, Mergeco Holding Company and LDC Amalco (the “USA”).

AND WHEREAS the USA provides for the composition of the Mergeco Holding Company board for an Initial Period comprised of the Mayors of Brantford, Cambridge and North Dumfries, or their delegates, and the following independent directors: Anita Davis, Scott Saint, Lynn Woeller and Craig Mann (the “Nomination Committee”).

AND WHEREAS the USA authorizes the Nomination Committee to search, evaluate and provide recommendations for three additional independent director nominees for the Mergeco Holding Company board to Brantford, Cambridge and North Dumfries for their consideration.

AND WHEREAS the Nomination Committee has now completed its process and recommends Peter Ferraro, Gerry Remers and Terry

Smith as the three additional independent directors for the Mergeco Holding Company board (the “Additional Independent Directors”); AND WHEREAS the Cambridge and North Dumfries Energy Plus Inc. board and the Brantford Power Inc. board both support the Nomination Committee’s recommendation of the additional Independent Directors.

AND WHEREAS the Mergeco Holding Company board of directors has the power and authority to appoint directors to all subsidiary boards once incorporated, pursuant to the USA.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE HEREBY ENACTS AS FOLLOWS:

1. The City of Cambridge hereby approves the recommendations of the Nomination Committee and appoints Peter Ferraro, Gerry Remers and Terry Smith as directors of the Mergeco Holding Company board, once established.

2. The City of Cambridge confirms that the Nomination Committee must forthwith begin its recruitment, evaluation and selection process with respect to appointing directors to all Mergeco Holding Company subsidiary boards in order for these subsidiaries to have presumptive directors identified, ready and willing to be serve on these subsidiary boards effective once established.

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. Unfinished Business

None.

13. Correspondence

13.1 Bryan Gordon re: 21-296(CD) Recommendation Report: Zoning By-law Amendment, 355 Guelph Avenue & 11 Fletcher Circle, IBI Group (c/o Dave Galbraith)

14. Motion to Receive Correspondence and Presentations

Motion: 21-284

Moved by Councillor Ermeta

Seconded by Councillor Adshade

THAT all presentations and correspondence from the December 14th, 2021 Special Council meeting be received.

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

Carried (9 to 0)

15. Introduction and Consideration of By-laws

Motion: 21-285

Moved by Councillor Liggett

Seconded by Councillor Hamilton

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

21-090 Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 155 Equestrian Way (R02/21)

21-092 Being a by-law to authorize the use of alternative voting methods and vote counting equipment for the 2022 Municipal and School Board Election

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. Confirmatory By-law

Moved by Councillor Mann

Seconded by Councillor Wolf

THAT By-law 21-093 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)

17. Adjournment

Moved by Councillor Ermeta
Seconded by Councillor Devine

THAT the Council meeting does now adjourn at 9:10 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)

Mayor

Clerk