



MINUTES

Corporation of the City of Cambridge

Special Council Meeting - Statutory Public Meeting

Date: June 29, 2021, 10:00 a.m. (Statutory Public Meeting) and
Location: reconvening at 5:00 p.m. (Special Council)
Virtual Meeting

Council Members in Attendance: Mayor McGarry, Councillor Reid - Ward 1, Councillor Devine - Ward 2, Councillor Mann - Ward 3, Councillor Liggett - Ward 4, Councillor Wolf - Ward 5, Councillor Adshade - Ward 6, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8,

Staff Members in Attendance: Dave Bush - Deputy City Manager - Corporate Services, Hardy Bromberg, Deputy City Manager - Community Development, Yogesh Shah, Deputy City Manager - Infrastructure Services, Sheryl Ayres - Chief Financial Officer, Lisa Shields – City Solicitor, Olu Ojikutu – Chief Risk Officer, Matthew Blevins – Manager of Development Planning, Mohammad Mamun – Chief Information Officer, Kevin De Leebeeck – Director of Engineering, Paul Kan – Manager of Realty Services, Mary Kennedy – Project Management Office Analyst, Danielle Manton - City Clerk, Jennifer Shaw - Deputy City Clerk, Briar Allison - Council and Committee Coordinator, and Greg Elgie – Business Systems Analyst

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 10:01 a.m.

2. Indigenous Territory Acknowledgement

3. Disclosure of Pecuniary Interest

None.

4. Public Meeting Notice

5. Public Meeting

5.1 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority

Motion: 21-089

Moved by Councillor Liggett

Seconded by Councillor Ermeta

THAT report 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority be received;

AND THAT the application OR05/21 for 130 Water Street North & 0 Park Hill Road West be referred back to staff for a subsequent report and staff recommendation.

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

Absent (1): Councillor Devine

Carried (8 to 0)

5.1.1 Staff Presentation- Matthew Blevins, Manager of Development Planning

5.1.2 Consultant Presentation - Representatives from The Cambridge Mill (**Aaron Ciancone, President/CEO**), The Planning Partnership (**Michael Ormston-Holloway, Principle Landscape Architect**), Martin Simmons Architects (**Patrick Simmons, Principle Architect**), and Urban Solutions (**Matt Johnston, Principle Planner**)

5.1.3 Delegations

5.1.3.1 Dan Clements

- 5.1.3.2 Darren Drouillard, Chair, Cambridge Chamber of Commerce
- 5.1.3.3 Scott Higgins, President, HIP Developments
- 5.1.3.4 Manuel Goncalves
- 5.1.3.5 Michael Bean
- 5.1.3.6 Brian Kennedy, Executive Director, Downtown Cambridge BIA
- 5.1.3.7 Rob Watts on behalf of Robin Thomas
- 5.1.3.8 Douglas Craig, Foxrun Community Group
- 5.1.3.9 Jen Clarke, Concerned Citizens of Cambridge
- 5.1.3.10 Cory Hambleton, Concerned Citizens of Cambridge
- 5.1.3.11 Yuri Langlois
- 5.1.3.12 Karen Scott Booth, Architectural Conservancy Ontario
- 5.1.3.13 Lorri Detta
- 5.1.3.14 John Wright**
- 5.1.3.15 Cliff Rego**
- 5.1.3.16 Alex Kastner on behalf of Rick Haldenby**

At this time, 2:30 p.m., Councillor Devine left the meeting.

6. Note: At this time, Council reconvened at 5:00 p.m. with Mayor McGarry in the Chair.

7. Delegations

- 7.1 Muhammad Faisal Islam re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate
- 7.2 Tamara Hetherington re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate
- 7.3 Tom Hetherington re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate
- 7.4 Jason and Ranya Bailey re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate

- 7.5 **Vignarajah Balasubramaniam re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate**
- 7.6 **Phil Osburn re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate – Withdrew**
- 7.7 **Audrey Geier re: 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate**
- 7.8 Carol Thorman, Vice Chair, Community Wellbeing Advisory Committee re: 21-006 (CRS) Advisory Committee Consolidated 2020 Annual Report and 2021 Priorities

8. Presentations

- 8.1 Mary Kennedy, Project Management Office Analyst re: 21-146(IFS) Project Management Office – Status Update
- 8.2 Mohammed Mamun, Chief Information Officer re: 21-168 (CRS) Disposition of IT Hardware and surplus items
- 8.3 Jennifer Shaw, Manager of Council Committee Services/ Deputy City Clerk re: 21-006 (CRS) Advisory Committee Consolidated 2020 Annual Report and 2021 Priorities

9. Consent Agenda

Motion: 21-090

Moved by Councillor Devine

Seconded by Councillor Hamilton

THAT all items listed under the heading of Consent Agenda for June 29, 2021 be adopted as recommended.

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

Carried (9 to 0)

- 9.1 Special Council Minutes - June 8, 2021
- 9.2 Council Information Package - June 11, 2021
- 9.3 Municipal Heritage Advisory Committee Minutes - April 15, 2021
- 9.4 Committee of Adjustment Minutes - April 20 and April 22, 2021

- 9.5 21-145(IFS) Capital Projects Status and Forecast Update
- 9.6 21-157(CD) 85 Boxwood Drive – Development Charges Deferral
- 9.7 21-160(CRS) 2021 Operating Financial Update – April Forecast
- 9.8 21-182(CD) Waterloo Region Camp Subsidy Program
- 9.9 Council Information Package - June 25, 2021**

10. Consideration of Reports

10.1 Office of the City Manager

- 10.1.1 21-156 (OCM) 4910 Townline Road – Application for Approval to Expropriate

Motion: 21-091

Moved by Councillor Wolf

Seconded by Councillor Liggett

THAT the notice requirements of the procedure by-law be waived to consider a matter in Closed Session.

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

Carried (9 to 0)

Motion: 21-092

Moved by Councillor Wolf

Seconded by Councillor Hamilton

THAT in accordance with Section s.239 (2) (c) of the Municipal Act, 2001, Council convene in Closed Session at 6:19 p.m. to consider the following subject matter:

(c) a proposed or pending acquisition or disposition of land by the municipality

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

Carried (9 to 0)

Motion: 21-093

Moved by Councillor Reid

Seconded by Councillor Mann

THAT Council rise at 6:42 p.m. and reconvene in Open Session.

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

Carried (9 to 0)

Motion: 21-094

Moved by Councillor Devine

Seconded by Councillor Reid

THAT the initiation of the expropriation process be authorized by way of approving the application to expropriate the property municipally known as 4910 Townline Road, Cambridge, ON N3C 2V3, and legally described as PT LT 13 CON 4 BEASLEY'S LOWER BLK TWP OF WATERLOO BEING PT 1 ON 58R-15448. CAMBRIDGE (the "Property");

AND THAT the Manager of Realty Services be authorized to execute and serve the Form 1 - Notice of Application for Approval to Expropriate Land (the "Notice") on the registered owner(s) of the Property, and to publish the Notice in a local newspaper, subject to the satisfaction of the City Solicitor and in accordance with the Expropriations Act.

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

Opposed (1): Councillor Wolf

Carried (8 to 1)

10.2 Corporate Services

At this time, 7:30 p.m., Councillor Devine left the meeting.

10.2.1 21-168 (CRS) Disposition of IT Hardware and surplus items

Motion: 21-095

Moved by Councillor Adshade

Seconded by Councillor Reid

THAT report 21-168 (CRS) Disposition of IT Hardware and surplus items be received.

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

Absent (1): Councillor Devine

Carried (8 to 0)

10.2.2 21-006 (CRS) Advisory Committee Consolidated 2020 Annual Report and 2021 Priorities

Motion: 21-096

Moved by Councillor Liggett

Seconded by Councillor Wolf

THAT Report 21-006 (CRS) Advisory Committee Consolidated 2020 Annual Report and 2021 Priorities, be received;

AND FURTHER THAT the 2021 work plans outlined in Appendices B and C to Report 21-006 (CRS), be endorsed.

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

Absent (1): Councillor Devine

Carried (8 to 0)

10.3 Corporate Enterprise

10.3.1 21-151 (CRE) Core Areas Community Improvement Plan (CIP)

Motion: 21-097

Moved by Councillor Ermeta

Seconded by Councillor Mann

THAT Report 21-151 (CRE), Core Areas Community Improvement Plan (CIP) and the accompanying new financial incentive programs be received;

AND THAT the by-law attached to Report 21-151 (CRE) enacting the new Core Areas Community Improvement Plan and repealing the three previous Core Areas Community Improvement Plans; the City Centre Community Improvement Plan, the Central Preston Community Improvement Plan and the West Hespeler Community Improvement Plan and any amendments thereto be passed;

AND THAT the by-law attached to Report 21-151 (CRE) amending the Core Areas Community Improvement Project Areas By-Law No. 20-088 to add additional area to the Hespeler Village Community Improvement Project Area be passed;

AND THAT the transfer of the remaining Business Revitalization Program (BRP) funding accounts to the Core Areas Transformation Fund be approved and the annual payment to the BRP operating account be redirected to the Core Areas Transformation Fund reserve;

AND FURTHER THAT the Region of Waterloo be requested to consider participation in the Tax Increase-based Equivalent Grant Program (TIEG).

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

At this time, (8:00 p.m.), Councillor Liggett left the meeting.

10.4 Community Development

10.4.1 21-179(CD) Green and Inclusive Community Buildings Program

Motion: 21-098

Moved by Councillor Wolf

Seconded by Councillor Reid

THAT Report 21-179(CD) Green and Inclusive Community Buildings Program be received;

AND THAT staff be directed to submit an application to the Federal Green and Inclusive Community Buildings Program for the Recreation Complex project for the maximum eligible amount of \$25 million;

AND THAT the Municipal Green Building Policy 30.160 be waived to meet funding criteria required to achieve a net-zero carbon building and approve the estimated cost increase of \$4 million to be funded from A/00463-41 Project Construction;

AND THAT should funding through the Green and Inclusive Community Buildings Program not be received that the minimum requirement of LEED Gold be maintained as per the Municipal Green Policy 30.160;

AND FURTHER THAT the Chief Financial Officer and the City Manager be authorized to sign documentation and/or agreements pertaining to the Green and Inclusive Community Buildings Program application, subject to the satisfaction of the City Solicitor.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

10.4.2 21-186(CD) Additional Design Fees for Preston Auditorium Expansion Project

Motion: 21-099

Moved by Councillor Reid

Seconded by Councillor Mann

THAT Report 21-186(CD) Additional Design Fees for Preston Auditorium Expansion Project be received;

AND THAT as a result of Council direction from the May 11, 2021 meeting to further review design options of the Preston Auditorium Expansion Project, additional design fees will be required;

AND FURTHER THAT the increase of an additional \$18,750 in design fees for project A/00420-30 - Preston Auditorium Design, to be funded from debentures in the amount of \$14,160 and Development Charges in the amount of \$4,590 be approved.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

- 10.4.3 21-187(CD) Amendment to the Memorandum of Understanding between the City of Cambridge and the Waterloo Region District School Board and the Waterloo Catholic District School Board at the Recreation Complex

Motion: 21-100

Moved by Councillor Hamilton

Seconded by Councillor Adshade

THAT Report 21-187(CD) Amendment to the Memorandum of Understanding between the City of Cambridge and the Waterloo Region District School Board and the Waterloo Catholic District School Board be received;

AND THAT the Mayor and Clerk be authorized to sign the Amendment to the Memorandum of Understanding, subject to the satisfaction of the City Solicitor.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

10.5 Infrastructure Services

- 10.5.1 21-146(IFS) Project Management Office – Status Update

Motion: 21-101

Moved by Councillor Reid

Seconded by Councillor Ermeta

THAT report 21-146(IFS) Project Management Office – Status Update be received.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

11. Unfinished Business

None.

12. Correspondence

- 12.1 Mary Shum re: 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority
- 12.2 Jen Clarke re: 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority
- 12.3 Margaret Taggart re: 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority
- 12.4 Alireza Allahverdi re: 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority
- 12.5 Jonathan Piasecki Petition re: 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority
- 12.6 **Carol Thorman re: 21-169(CD) Public Meeting Report – 130 Water Street North & 0 Park Hill Road West – Cambridge Developments Inc. & Grand River Conservation Authority**

13. Motion

- 13.1 Councillor Hamilton

Motion: 21-102

Moved by Councillor Hamilton

Seconded by Councillor Wolf

WHEREAS projections for the City of Cambridge indicate substantial and increased population growth in upcoming years and decades;

WHEREAS population growth will necessitate increased densification and intensification in core areas of Galt, Preston, and Hespeler;

WHEREAS Cambridge possesses exceptional geographical, historical, and natural attributes that are unique amongst Canadian cities, yet are

under-utilized or under-developed, in comparison to their potential and their capacity to delight current and future residents and tourists alike;

WHEREAS 'placemaking' is an essential component, not only of city-building and connecting residents with their built and natural environments, but of Cambridge's Core Area Transformation Fund;

THEREFORE BE IT RESOLVED that staff be directed to provide Council with a report following a review on placemaking projects for future and current members of our Cambridge Community in each Core Areas of Hespeler, Preston, and Galt, which embrace novel, unique, and progressive ways of incorporating the river(s), local businesses, and physical activities such as cycling and walking paths, into the landscape.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

14. Motion to Receive Correspondence and Presentations

Motion: 21-103

Moved by Councillor Reid

Seconded by Councillor Mann

THAT all correspondence and presentations for the June 29, 2021 Special Council meeting be received.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

15. Introduction and Consideration of By-laws

Motion: 21-104

Moved by Councillor Wolf

Seconded by Councillor Adshade

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

21-044 Being a by-law of the Corporation of the City of Cambridge to implement the Core Areas Community Improvement Plan in the City of Cambridge

21-045 Being a by-law of the Corporation of the City of Cambridge to amend the Core Areas Community Improvement Project Area in the City of Cambridge

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

16. Closed Session

Motion: 21-105

Moved by Councillor Adshade

Seconded by Councillor Mann

THAT in accordance with Section s.239 (2) (c) of the Municipal Act, 2001, Council convene in Closed Session at 8:57 p.m. to consider the following subject matter:

(c) a proposed or pending acquisition or disposition of land by the municipality (potential land acquisition)

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

Motion: 21-106

Moved by Councillor Reid

Seconded by Councillor Adshade

THAT Council rise from Closed Session at 9:12 p.m. and reconvene in Open Session.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

17. Confirmatory By-law

Motion: 21-107

Moved by Councillor Hamilton

Seconded by Councillor Ermeta

THAT By-law 21-046 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 (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

18. Adjournment

Motion: 21-108

Moved by Councillor Ermeta

Seconded by Councillor Wolf

THAT the Council meeting does now adjourn at 9:14 p.m.

In Favour (7): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Absent (2): Councillor Devine, and Councillor Liggett

Carried (7 to 0)

Mayor

Clerk