



MEETING MINUTES

Corporation of the City of Cambridge
Economic Development Advisory Committee (EDAC)
No. 04-22

Wednesday, April 13, 2022 at 3:45 p.m.
Virtual Meeting via Zoom Video Conferencing

Committee Members In Attendance: Paul Brown, Scott MacKenzie, Filip Ivanovski, Thomas Sandor, Neil Morgan, Darren Drouillard, Councillor Pam Wolf and Councillor Donna Reid

Regrets: Brian Punambolam and Erik Dahm

Guests: Mitchell Blaine and Tony Schmidt

Staff Members in Attendance: Trevor McWilliams and Ingrid Borges

The regular meeting of the Economic Development Advisory Committee of the Corporation of the City of Cambridge was held via Zoom Video Conferencing. P. Brown welcomed everyone present and called the meeting to order at 3:50 p.m. The meeting adjourned at 5:08 p.m.

Notice of Regrets

Regrets were received from B. Punambolam and E. Dahm

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest from committee members.

Presentations

Mitchell Blaine, JLL, re: Real Estate Market Update

Using a PowerPoint presentation, M. Blaine discussed the following in detail: Local Market Trends, Availability/Vacancy Rate, A-Class Gross Rental Rates, A-Class Rental Rate Growth, User Sale Price Growth, Construction Costs, Tenant Profile, New Construction Pipeline, Preleased by Submarket, Notable Developments, Team Requirements, Industrial Land Pricing & Development Charges, Industrial Land Pricing Growth, Canadian Investment Volumes and Interest Rates. A copy of M. Blaine's presentation is on file with Economic Development.

Following the presentation discussion ensued regarding supply and demand and while a large portion of industrial land is held by long term pension funds, the Region is

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attempting to fast track available and serviced land to bring to market. Some key drivers for investors when looking for industrial land include labour pool, amenities and zoning. It was noted that there are certain zoning restrictions currently in place that do not coincide with the zoning needs of the future (e.g. warehousing) and it is important that this restrictive zoning is reviewed when moving forward with the new zoning by-law that is proposed to be enacted sometime in the later part of 2022. Discussion took place surrounding site plan process timelines, industrial condos, multi-storey warehouses, height restrictions and development in surrounding cities.

Confirmation of Minutes

Moved by: Thomas Sandor

Seconded by: Councillor Pam Wolf

THAT the minutes of the Economic Development Advisory Committee held on Wednesday, March 9, 2022, be considered for errors and/or omissions.

CARRIED

Agenda Items

a) Micromobility

The Region of Waterloo and staff from the cities of Cambridge, Kitchener and Waterloo are collaborating on creating a shared micromobility program. In support of sustainable transportation, the project will introduce low energy transportation options, Electric Kick Scooters (e-scooters), and it will be at the discretion of the municipalities to pass by-laws to permit e-scooters and determine where they can be used throughout the city such as on bike lanes, trails, and multi-use paths. The new battery powered scooter program is expected to launch in the summer of 2022/2023 and staff will continue to provide updates to EDAC as they are received.

Staff Follow up: E-scooters will not be permitted on City sidewalks or park trails at this time.

b) Committee Meetings

Staff thanked members for their time and ongoing participation on the committee. Economic Development staff asked that members continue to notify the Chair and staff if a member is unable to attend a meeting.

Additions to the Agenda

None

Business Arising from the Minutes

None

Council Update

Councillor Wolf advised there has been a public meeting for the development at the former Challenger site in Hespeler. It was noted that there is a need to allow development to increase density and to meet the housing demands in Cambridge.

A lengthy discussion ensued regarding the proposed development at Old Mill Road and Dickie Settlement Road area in Blair and the recent Council meeting surrounding the Heritage Impact Assessment (HIA) and Traffic Impact Study. Some concerns, possible next steps and outcomes were shared.

Other Business

It was explained that Flag Raiders Paintball has been working with the City of Cambridge with respect to their current site that does require specific zoning and Official Plan approvals. T. McWilliams provided a brief overview of the process of any future application(s) and advised there are planning, regional, and provincial policies that the City must adhere to moving forward. It was explained that EDAC would be able to provide a letter of support if a formal public meeting is held in the future.

Committee members requested that important economic impact projects are brought forward to EDAC to allow for motions and recommendations to Council from the committee.

City/Priority List Items for Updates

a) BIA Memo of Understanding

On May 31st Economic Development will be bringing forward to Council a "Memorandum of Understanding" between Cambridge's 3 BIA's and the City of Cambridge. The MOU will provide consistency and clarity that will better define the responsibilities and commitments of all parties moving forward. City staff have received feedback from the BIA's to develop the living document that will be reviewed annually and amended as necessary.

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b) 2022 State of the City

It was shared that the “Mayor’s 2022 State of City” address is taking place on Monday April 25th at Tapestry Hall for those interested in attending the event.

Future Suggested Presentations for EDAC

- a) Zoning By-Law (Manager of Development Planning)
- b) Economic Development Strategic Plan (2022 Project)
- c) Growth and Intensification Study (L. Prime)
- d) Major developments
- e) Affordable housing
- f) Job creation/retention (what sectors? Can we be of assistance?)
- g) Transportation and infrastructure improvements (401, GO Train)
- h) Branding and marketing of the North Cambridge Business Park

Next Meeting

Wednesday, May 11, 2022
Virtual Meeting
Zoom Video Conferencing
3:45 to 5:30 p.m.

Close of Meeting

Moved by: Paul Brown
Seconded by: Filip Ivanovski

THAT the Wednesday, April 13, 2022 meeting of the Economic Development Advisory Committee (EDAC) does now adjourn at 5:08 p.m.

CARRIED

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Vice Chair – EDAC



Recording Secretary