



## **MINUTES**

### **Corporation of the City of Cambridge**

#### **Special Council Meeting**

Date: July 13, 2021, 5:00 p.m.

Location: 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: 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, Michael Campos – Intermediate Planner - Development, Matthew Blevins – Acting Manager of Development Planning, Lisa Shields - City Solicitor, Olu Ojikutu – Chief Risk Officer, Danielle Manton - City Clerk, Briar Allison - Council and Committee Coordinator

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#### **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. Mayor McGarry welcomes everyone present and calls the meeting to order at 5:01 p.m.

#### **2. Indigenous Territory Acknowledgement**

#### **3. Disclosure of Pecuniary Interest**

None.

#### **4. Presentations**

- 4.1 Michael Campos, Intermediate Planner- Development re: 21-029(CD) Recommendation Report: 1656 & 1660 Blair Road, Zoning Bylaw Amendment – Alin Dinu
- 4.2 Matthew Blevins, Manager of Development Planning re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

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

- 5.1 Matthew Warzecha, Project Manager/Planner, Polocorp Inc re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.2 Michael Puopolo, Polocorp Inc re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.3 Karen Scott Booth, Architectural Conservancy Ontario re: Reports 21-120 (CD) and 21-037 (CD)
- 5.4 Chad Johnson on behalf of residents of Shaw Avenue East re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.5 Joel Jansen re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.6 Kevin Worley re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.7 Joseph Beer re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.8 Tom and Tamara Hetherington re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.9 Danielle Lindamood re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.10 Fred Koch re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.11 Dennis Beamish re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

- 5.12 Sonny Lloyd re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.13 John Waylett re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 5.14 Matthew Lyle re: 21-170(CD) – West River Road School Zone Designation
- 5.15 Karen Scott Booth, Architectural Conservancy Ontario re: 21-195(CD) – Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute)
- 5.16 Dan Currie, MHBC Planning representing Easy Pour Wine Bar re: 21-029(CD) 1656 & 1660 Blair Road, Zoning By-law Amendment – Alin Dinu

## **6. Correspondence**

- 6.1 Dennis and Margie Beamish re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 6.2 Barbara Maier re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 6.3 Margorie Willis and Pete Vyse re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 6.4 Susan Fink re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc
- 6.5 Michelle Goodridge re: 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

## **7. Consent Agenda**

Motion: 21-109

Moved by Councillor Mann

Seconded by Councillor Wolf

THAT all items listed under the heading of Consent Agenda for July 13, 2021 be adopted as recommended.

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

Absent (1): Councillor Liggett

**Carried (8 to 0)**

- 7.1 Special Council Minutes- June 29th, 2021
- 7.2 Economic Development Advisory Committee Meeting Minutes- May 12, 2021
- 7.3 Youth Advisory Committee Meeting Minutes- May 13, 2021
- 7.4 21-200(CRS) T21-28 Stormwater Management Ponds 163 and 155/156 Rehabilitation

**8. Consideration of Reports**

- 8.1 Corporate Services  
None.
- 8.2 Corporate Enterprise  
None.

**Councillor Liggett arrived at this time, being 5:17 p.m.**

- 8.3 Community Development

- 8.3.1 21-120(CD) Request to Designate a Property of Cultural Heritage Value Under Part IV of the Ontario Heritage Act, Remove the Stone Tower for Conservation and Permit Demolition of Secondary Buildings – 171 Guelph Avenue (Forbes Estate)

Motion: 21-110

**Moved by Councillor Devine  
Seconded by Councillor Liggett**

**THAT consideration of Report 21-120(CD) Request to Designate a Property of Cultural Heritage Value Under Part IV of the Ontario Heritage Act, Remove the Stone Tower for Conservation and Permit Demolition of Secondary Buildings –**

**171 Guelph Avenue (Forbes Estate) be deferred to permit further consultation between the developer and Staff on the issues raised at the Special Council Meeting of July 13, 2021.**

**In Favour (6): Mayor McGarry, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Adshade, and Councillor Ermeta**

**Opposed (3): Councillor Reid, Councillor Wolf, and Councillor Hamilton**

**Carried (6 to 3)**

- 8.3.2 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc

Motion: 21-111

**Moved by Councillor Reid  
Seconded by Councillor Liggett**

**THAT consideration of Report 21-037(CD) 155 & 171 Guelph Avenue, Zoning By-law Amendment and Draft Plan of Subdivision – Polocorp Inc. be deferred to permit further consultation between the developer and Staff on the issues raised at the Special Council Meeting of July 13, 2021.**

**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)**

- 8.3.3 21-170(CD) – West River Road School Zone Designation

Motion: 21-112

**Moved by Councillor Devine  
Seconded by Councillor Reid**

THAT report 21-170(CD) – West River Road School Zone Designation be received;

AND THAT a School Zone and 40km/h speed limit be implemented on West River Road between Culham Drive and Grand Ridge Drive;

AND THAT Traffic and Parking Bylaw No. 187-06, Schedule 18, Rates of Speed, be amended to include a 40 km/h speed limit on West River Road between Culham Drive and Grand Ridge Drive;

AND THAT Traffic and Parking Bylaw No. 187-06, Schedule 1, No Parking, be amended to include a No Parking Anytime restriction on the west side of West River Road from 162 metres south of Culham Drive to 61 metres south thereof;

AND FURTHER THAT a by-law amending Traffic and Parking Bylaw No. 187-06 as detailed above be enacted and passed.

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)**

8.3.4 21-195(CD) – Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute)

Motion: 21-113

Moved by Councillor Liggett  
Seconded by Councillor Wolf

THAT Report 21-195(CD) – Request to Alter a Part IV Designated Property – 200 Water Street North (Galt Collegiate Institute) – be received;

AND THAT the replacement of two sets of wooden doors and frames on the east elevation of Galt Collegiate Institute at 200 Water Street North as outlined in Report 21-195 (CD), be approved;

**AND THAT the direction to keep the existing transom and request that the new doors be exact replicas of the old doors and that the doors are colour matched to the existing stain**

**colour, or that the transom and the doors are stained to match, be approved;**

AND FURTHER THAT detailed shop drawings of the replacement doors and windows be provided to the satisfaction of the Senior Planner – Heritage prior to the manufacturing of the replacement doors and windows.

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)**

8.3.5 21-029(CD) Recommendation Report: 1656 & 1660 Blair Road, Zoning Bylaw Amendment – Alin Dinu

Motion: 21-114

Moved by Councillor Reid

Seconded by Councillor Mann

THAT Report 21-029(CD) 1656 & 1660 Blair Road, Zoning By-law Amendment – Alin Dinu be received;

AND THAT the proposed Zoning By-law Amendment to change the zoning on 1656 Blair Road from “Residential - R1” to “Commercial - C2” s.4.1.397 to permit the expansion of the existing restaurant at 1660 Blair Road and to add site specific permissions to 1656 and 1660 Blair Road to permit a reduction in parking from 36 spaces to 18 spaces, be approved;

AND THAT the minimum required setbacks to be those that are legally existing and that have existed prior to the passing of the current Zoning Bylaw No. 150-85 including a front yard setback of 1.68 metres (5.51 feet); an interior side yard setback of 4.32 m (14.17 feet); and a rear yard setback of 11.62 metres (38.12 feet), be permitted;

AND THAT a micro brewery/winery and micro distillery as an accessory use to the restaurant use, be permitted;

AND THAT the associated by-law be enacted and passed;

AND FURTHER THAT that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required.

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

Opposed (1): Councillor Liggett

**Carried (8 to 1)**

#### 8.3.6 21-152(CD) Corridor Management By-law

Motion: 21-115

Moved by Councillor Wolf

Seconded by Councillor Devine

THAT Report 21-152(CD) – Corridor Management By-law be received;

AND THAT the by-law attached as Appendix A of Report 21-152(CD), be amended to reflect 36 hours snow removal in Schedule C and be enacted and passed.

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

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

**Carried (5 to 4)**

#### 8.4 Infrastructure Services

##### 8.4.1 21-211(IFS) Forestry Services Backlog – Additional Funding

Motion: 21-116

Moved by Councillor Hamilton

Seconded by Councillor Ermeta



THAT report 21-211(IFS) Forestry Services Backlog – Additional Funding, be received;

AND THAT a transfer of \$136,000 from the Rate Stabilization Reserve, funded through the Provincial Safe Restart fund to the Forestry Professional Services Budget, be approved.

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. Other Business**

**10. Notice of Motion**

10.1 Councillor Reid

Whereas members of the Ontario Association of Optometrists (OAO) have voted to withdraw services they provide under the Ontario Health Insurance Plan (OHIP) starting September 1, 2021 unless the Province agrees to negotiate funding for Ontarians access to eyecare coverage;

Whereas currently, the Province covers approximately 55 per cent of the cost of eye exams insured by OHIP. The remainder of the cost is absorbed by optometrist clinics, which impacts overhead costs such as rent and salaries;

Whereas currently OHIP covers one eye exam a year for people under the age of 20, 65 and older along with those who have specific medical conditions which makes up approximately 70% of patients;

Whereas without the OHIP coverage seniors, children and vulnerable populations with specific medical conditions including glaucoma may not have access to these primary care services now offered under the OHIP plan;

Whereas Ontario has undervalued the eye health of Ontarians and cannot continue to neglect and jeopardize access to eye care;

Therefore Be It Resolved that Cambridge Council request the Provincial government to recognize the value of access for Ontarians to quality eye care and act now to protect it,

And THAT the Provincial government take action to ensure that the Ontario Association of Optometrists (OAO) be granted a formal negotiation process with

the Ontario government to fund these services at least to the cost of delivery, prior to any job action taking place;

AND THAT a copy of this resolution be forwarded to the Hon. Premier Ford, Ontario Minister of Health, Christine Elliot, Cambridge MPPs, MPs, the Ontario Association of Optometrists, the Association of Municipalities of Ontario, the municipalities of Waterloo Region, the Region of Waterloo.

#### **11. Motion to Receive and File**

Motion: 21-117

Moved by Councillor Wolf

Seconded by Councillor Mann

THAT all presentations and correspondence for the July 13, 2021 Special Council meeting be received.

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)**

#### **12. Consideration of By-laws**

Motion: 21-118

Moved by Councillor Hamilton

Seconded by Councillor Liggett

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

- 21-048 Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 1660 Blair Road and 1656 Blair Road (R05/19)
- 21-049 Being a by-law to amend By-law 187-06 being a by-law for the regulation of Traffic and Parking (West River Road)
- 21-050 Being a by-law to regulate the use of, and the installations and erections on, highways, municipal road allowances and rights-of-way and public lands under the jurisdiction of The Corporation of the City of Cambridge

and to repeal By-laws 165-08, 167-08, 168-08, 78-11, 31-04 and 17-126 (CORRIDOR BY-LAW), as amended.

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)**

**13. Confirmatory By-law**

Motion: 21-119

Moved by Councillor Wolf  
Seconded by Councillor Ermeta

THAT By-law 21-051 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): Mayor McGarry, Councillor Reid, Councillor Devine, Councillor Mann, Councillor Liggett, Councillor Wolf, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

**Carried (9 to 0)**

**14. Adjournment**

Motion: 21-120

Moved by Councillor Ermeta  
Seconded by Councillor Wolf

THAT the Council meeting does now adjourn at 10:49 p.m.

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)**

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Mayor

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Clerk