



## MINUTES

### Corporation of the City of Cambridge

#### Special Council Meeting

Date: August 10, 2021, 5:00 p.m.

Location: Virtual Meeting

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

Regrets: Councillor Devine - Ward 2

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, Sheryl Ayres - Chief Financial Officer, Lisa Shields - City Solicitor, Danielle Manton - City Clerk, Briar Allison - Council and Committee Coordinator, Mallory Greenough - Council Committee Services Coordinator, Brooke Lambert - Director of Corporate Strategy, Michael Campos, Deanne Friess - Manager of Policy Planning, Abraham Plunkett-Latimer - Senior Planner - Heritage, Rachel Greene - Senior Planner

---

#### 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 10:02 a.m.

Councillor Wolf left after the Statutory Public Meeting.

#### 2. Indigenous Territory Acknowledgement

**3. Disclosure of Pecuniary Interest**

None.

**4. Public Meeting Notice**

**5. Public Meeting**

- 5.1 21-189(CD) Public Meeting Report – 193 Water Street South and 62 Highman Avenue, Official Plan and Zoning By-law Amendment – LJM Developments Inc. (C/O IBI Group)

Motion: 21-135

Moved by Councillor Adshade

Seconded by Councillor Wolf

THAT report 21-189(CD) - Public Meeting Report – 193 Water Street South and 62 Highman Avenue, Official Plan and Zoning By-law Amendment – LJM Developments Inc. (C/O IBI Group) - be received;

AND THAT application OR06/21 for 193 Water Street South and 62 Highman Avenue be referred back to staff for a subsequent report and staff recommendation

In Favour (6): Mayor McGarry, Councillor Reid, Councillor Mann, Councillor Wolf, Councillor Adshade, and Councillor Hamilton

Opposed (2): Councillor Liggett, and Councillor Ermeta

Absent (1): Councillor Devine

**Carried (6 to 2)**

- 5.1.1 Staff Presentation- Michael Campos - Intermediate Planner - Development

- 5.1.2 Applicant Presentation- IBI Group, on behalf of LJM Developments

- 5.1.3 Delegations

5.1.3.1 Crystal Harvey- Robertson

5.1.3.2 Craig Robertson

5.1.3.3 Veronica Macdonald

5.1.3.4 Christina White

- 5.1.3.5 Karen Scott Booth, Architectural Conservancy  
Ontario, ACO Cambridge Branch
- 5.1.3.6 Michelle Goodridge
- 5.1.3.7 Mike DeBrusk
- 5.1.3.8 Marjorie Knight, Highman St. Community
- 5.1.3.9 Nancy Hall-Jupp
- 5.1.3.10 Loretta O'Brien
- 5.1.3.11 Bob Dion
- 5.1.3.12 Barbara Cowles
- 5.1.3.13 Jill Marks

## **6. Presentations**

- 6.1 Jon Joyce, Principal, MBTW Group and Shane Taylor, Project Lead - Recreation Services re: 21-134(CD) Fountain Street Soccer Complex – Schematic Design Approval and Conestoga College License Agreement
- 6.2 Deanne Friess re: 21-221(CD) Accessory Unit By-law Public Consultation Strategy
- 6.3 Abraham Plunkett- Latimer, Senior Planner - Heritage and Rebecca Sciarra, ASI, Director of the Cultural Heritage Division re: 21-184(CD)
- 6.4 Rachel Greene, Senior Planner re: 21-192(CD) 215 Blenheim Rd - Zoning By-law amendment and proposed draft plan of subdivision 30T-20101 – Grand Ridge Estates Limited

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

- 7.1 John Oldfield, Municipal Heritage Advisory Committee re: 21-213(CD) Request to Alter Part V Designated Property – 880 Linden Drive, Fountain Street Soccer Complex
- 7.2 Dr. John Tibbits, Conestoga College, re: 21-134(CD) Fountain Street Soccer Complex – Schematic Design Approval and Conestoga College License Agreement
- 7.3 Andrew Bates, Conestoga College re: 21-134(CD) Fountain Street Soccer Complex – Schematic Design Approval and Conestoga College License Agreement

- 7.4 Derek Bridgman, Cambridge Youth Soccer (presentation) re: 21-134(CD) Fountain Street Soccer Complex – Schematic Design Approval and Conestoga College License Agreement
- 7.5 Christine Rier, ACO Cambridge & North Dumfries re: 21-184(CD) Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan
- 7.6 Clare Apon re: 21-184 (CD) Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan
- 7.7 Michelle Goodridge re: 21-184 (CD) Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan
- 7.8 Brandon Flewwelling, Grand Ridge Estates Limited re: 21-192(CD) 215 Blenheim Rd - Zoning By-law amendment and proposed draft plan of subdivision 30T-20101 – Grand Ridge Estates Limited
- 7.9 Tom Woodcock, rare Charitable Research Reserve re: 21-192(CD) Recommendation Report – 215 Blenheim Rd – Zoning By-law Amendment and proposed draft Plan of Subdivision 30T-20101 – Grand Ridge Estates Limited

## **8. Correspondence**

- 8.1 Susan Brown re: 21-189(CD) Public Meeting Report – 193 Water Street South and 62 Highman Avenue, Official Plan and Zoning By-law Amendment – LJM Developments Inc. (C/O IBI Group)
- 8.2 Craig Robertson- Petition re: 21-189(CD) Public Meeting Report – 193 Water Street South and 62 Highman Avenue, Official Plan and Zoning By-law Amendment – LJM
- 8.3 Tom Woodcock re: 21-189 (CD) and 21-213 (CD)
- 8.4 Sandy Falkiner re: 21-189(CD) Public Meeting Report – 193 Water Street South and 62 Highman Avenue, Official Plan and Zoning By-law Amendment – LJM Developments Inc. (C/O IBI Group)
- 8.5 MHBC Planning re: 21-184 (CD) Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan
- 8.6 Christopher Lamb re: Motion- Councillor Hamilton

- 8.7 HIP Developments re: 21-184 (CD) Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan

**9. Consent Agenda**

Motion: 21-136

Moved by Councillor Ermeta

Seconded by Councillor Reid

THAT all items listed under the heading of Consent Agenda for August 10, 2021 be adopted as recommended.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

- 9.1 Special Council Minutes- July 27, 2021
- 9.2 Council Information Package- July 23, 2021
- 9.3 Youth Advisory Committee Minutes- June 10, 2021
- 9.4 21-140(CRS) 2020 Annual Report (Finance)
- 9.5 21-188(CRS) Goods & Services Awarded under Delegated Authority in Accordance with Purchasing By-law 19-187
- 9.6 21-159(IFS) Advanced Meter Infrastructure (AMI) Implementation—Phase 2
- 9.7 21-223(CD) Sports Facility Cancellation Policy During COVID-19
- 9.8 21-231(CRS) Appointment of Officers and Servants
- 9.9 21-205(CD) Request to Alter Part IV Designated Property – 63 Oak Street

**10. Consideration of Reports**

10.1 Corporate Services

10.1.1 21-245(CRS) Closed Meeting Investigation Report

Motion: 21-137

Moved by Councillor Mann  
Seconded by Councillor Hamilton

THAT report 21-245(CRS) Closed Meeting Investigation report re: Broccolini Real Estate Group, Code of Conduct Complaint File No. 36023-1 be received for information.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

## 10.2 Community Development

### 10.2.1 21-225(CD) Beverly Street CP Underpass Construction

Motion: 21-138

Moved by Councillor Liggett  
Seconded by Councillor Hamilton

THAT Report 21-225(CD) Beverly Street CP Underpass Construction be received;

AND THAT Council cancel project A/00983-40 Beverly Street Pedestrian Underpass for reasons as outlined in Report 21-225(CD);

AND FURTHER THAT Council direct staff to include the Beverly Street Pedestrian Underpass work as part of the Beverly Street Reconstruction Project A/01043-41, currently scheduled for 2023.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

### 10.2.2 21-221(CD) Accessory Unit By-law Public Consultation Strategy

Motion: 21-139

Moved by Councillor Reid  
Seconded by Councillor Mann

THAT report 21-221(CD) - Accessory Unit By-law Public Consultation Strategy – be received;

AND THAT City of Cambridge Council endorse the public consultation strategy outlined in report 21-221(CD) for the update to by-law 108-18 for accessory dwelling units.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

10.2.3 21-213(CD) Request to Alter Part V Designated Property – 880 Linden Drive, Fountain Street Soccer Complex

Motion: 21-140

Moved by Councillor Reid  
Seconded by Councillor Mann

THAT Report 21-213 (CD) – Request to Alter A Part V Designated Property – 880 Linden Drive be received;

AND THAT Council approve the request to alter the property municipally known as 880 Linden Drive substantially in accordance with the design concepts identified as “Concept A” and “Concept B” prepared by MBTW Group and dated June 25, 2021 and Brisbin Brook, Beynon Architects, dated June 28, 2021 as outlined in Report 21-213 (CD).

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

10.2.4 21-134 (CD) Fountain Street Soccer Complex Project - Scope & Design Options

Motion: 21-141

Moved by Councillor Reid

Seconded by Councillor Mann

THAT Report 21-134 (CD) Fountain Street Soccer Complex Project - Scope & Design Options be received;

AND THAT Council endorse the recommendation to proceed with Concept B, Option Two for the Fountain Street Soccer Complex, which includes 2 synthetic soccer + 1 synthetic dual-sport + 4 natural fields, and a 6500 sq. ft. service building with public and universal washrooms, changerooms, multi-purpose space, staff room and equipment storage;

AND THAT the City be authorized to enter into an agreement with Conestoga College in accordance with the Key Business Terms outlined in this report;

AND THAT the Mayor and Clerk be authorized to execute this agreement, subject to the satisfaction of the City Solicitor;

AND THAT Council approve an increase in the project cost of \$1,562,000 for the requested upgrades from Conestoga College, to be funded by Conestoga College;

AND FURTHER THAT Council approves an increase to the project budget of \$1,928,217 to be funded from a combination of Development Charges in the amount of \$1,735,495 and Capital Works Reserve Fund in the amount of \$192,722.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**



10.2.5 21-184 (CD) Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan

Moved by Councillor Reid  
Seconded by Councillor Mann

THAT Report 21-184(CD) - Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan be received;

AND THAT Council accept the research and evaluation of the Galt Core Heritage Conservation District (HCD) Study as outlined in Report 21-184(CD) and in Attachment 1 to this report;

AND THAT Council approve the preparation of a Galt Core Heritage Conservation District Plan;

AND THAT Council endorse the recommended heritage conservation district boundary as outlined in Report 21-184(CD) (Figure 2);

**Amendment:**

Motion: 21-142

Moved by Councillor Mann  
Seconded by Councillor Adshade

THAT Report 21-184 (CD) Galt Core Heritage Conservation District—Request to Endorse Study Findings and Provide Direction on Preparing a Heritage Conservation District Plan be deferred to the October 5, 2021 Special Council meeting

In Favour (4): Councillor Mann, Councillor Adshade, Councillor Hamilton, and Councillor Ermeta

Opposed (3): Mayor McGarry, Councillor Reid, and Councillor Liggett

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (4 to 3)**

10.2.6 21-192(CD) Recommendation Report – 215 Blenheim Rd – Zoning By-law Amendment and proposed draft Plan of Subdivision 30T-20101 – Grand Ridge Estates Limited

Motion: 21-143

Moved by Councillor Liggett

Seconded by Councillor Mann

THAT Cambridge Council receive Report 21-192(CD) - Recommendation Report – 215 Blenheim Rd – Zoning By-law Amendment and proposed draft Plan of Subdivision 30T20101 – Grand Ridge Estates Limited - for information;

AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to rezone 215 Blenheim Rd from –(H)R3 (Single Residential) to RM3 (Multiple Residential) with site specific amendments to permit the development of the land with up to 164 residential units;

AND THAT Cambridge Council advise the Regional Municipality of Waterloo that the City of Cambridge recommends draft approval for the plan of subdivision 30T-20101, subject to the conditions set out in Attachment 8 to Report 21-192(CD);

And that council direct staff to remove the trail network and observation lookout from the Cambridge west secondary plan and that firm fencing be added to Barry's lake, and it's buffer zone;

AND THAT the conditions of draft approval related to the trail and lookout be updated accordingly;

AND THAT the amending zoning by-law be updated accordingly;

AND THAT the trail be removed from the final draft plan of amendment 2;

AND THAT Council direct staff to have signage placed on the fencing indicating the lake is privately owned and a protected wetland;

AND THAT Cambridge Council is satisfied that a subsequent public meeting in accordance with subsection 34(17) of the Planning Act is not required;

AND FURTHER THAT the By-law attached to Report 21-192(CD), as amended be passed.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

**Amendment:**

Motion: 21-144

Moved by Councillor Reid

Seconded by Councillor Hamilton

AND THAT Council direct staff to have signage placed on the fence stating that is it privately owned and a protected wetlands.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

Motion: 21-145

Moved by Councillor Reid

Seconded by Councillor Adshade

THAT the time limitations on the proceedings of Council set out in Section 16.27 of the Procedural By-law be waived to extend past the hour of 10:30 p.m. to 11:00 p.m.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

10.3 Corporate Enterprise

10.4 Infrastructure Services

## **11. Other Business**

## **12. Motions**

### **12.1 Councillor Hamilton**

Motion: 21-146

Moved by Councillor Hamilton

Seconded by Councillor Adshade

WHEREAS traffic volumes along Dundas St. S (Highway 8) are intensifying due to the growth of the city, and intensification efforts along major corridors such as Myers rd and Branchton rd;

WHEREAS new developments such as Southpoint and Morrison Creek Estates will add several new residents, and their automobiles, to these roads;

WHEREAS a major gateway into the new Southpoint Subdivision, as well as into the new Cambridge Recreation Complex, will sit at the intersection of Hwy. 8 and Branchton rd., encompassing multiple lanes of traffic in each direction; WHEREAS, if active transportation is to be encouraged, then creating safe pedestrian passageways across Hwy. 8, allowing residents west of Hwy. 8 to safely move to-and-from the Recreation Complex, is necessary;

WHEREAS Branchton Rd., and Myers rd., are under the jurisdiction of the Region of Waterloo and Dundas St. (Hwy. 8) is under the jurisdiction of the Region of Waterloo and the Ontario Ministry of Transportation (MTO);

BE IT RESOLVED THAT the City Clerk be directed to send correspondence on behalf of Council requesting the Region of Waterloo and the Ministry of Transportation to reconsider the structure of the intersection of Hwy. 8 and Branchton rd., and consider adding traffic lights, pedestrian crosswalks, and/or a roundabout to accommodate the intensifying traffic of present, and future, residents of this area, as they increasingly use the roads, and access the Recreation Complex, using means of automobiles and modes of active transportation.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

**13. Motion to Receive and File**

Motion: 21-147

Moved by Councillor Ermeta

Seconded by Councillor Adshade

THAT all presentations and correspondence from the August 10, 2021 Special Council meeting be received.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

**14. Consideration of By-laws**

Motion: 21-148

Moved by Councillor Adshade

Seconded by Councillor Mann

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

- 21-059 Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 215 Blenheim Road
- 21-060 Being a by-law to amend By-law No. 119-08 providing for the appointment of Officers and Servants of the Corporation of the City of Cambridge

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

**15. Closed Session**

Motion: 21-149

Moved by Councillor Mann  
Seconded by Councillor Hamilton

THAT in accordance with Section s.239 (2) (f) of the Municipal Act, 2001, Council convene in Closed Session at 10:38 p.m. to consider the following subject matter:

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose (confidential legal advice)

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

Motion: 21-150

Moved by Councillor Reid  
Seconded by Councillor Mann

THAT Council rise from Closed Session and reconvene in Open Session at 10:50 p.m.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

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

Motion: 21-151

Moved by Councillor Ermeta  
Seconded by Councillor Hamilton

21-061 Being a by-law to confirm the proceedings of the Council of the Corporation of the City of Cambridge

## **17. Adjournment**

Motion: 21-152

Moved by Councillor Hamilton  
Seconded by Councillor Reid

THAT the Council meeting does now adjourn at 10:53 p.m.

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

Absent (2): Councillor Devine, and Councillor Wolf

**Carried (7 to 0)**

---

Mayor

---

Clerk