Corporation of the City of Cambridge
Special Council Meeting - Statutory Public Meeting
Addendum

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

COVID-19
Due to COVID-19 and recommendations by Waterloo Region Public Health to exercise social distancing, members of the public are invited to submit written comments or requests to delegate via telephone related to items on the agenda.

The public wishing to speak at Council may complete an online Delegation Request form no later than 12:00 p.m. on the day of the meeting for Special Council Meetings occurring at 5:00 p.m. and no later than 12:00 p.m. the day before the meeting for Special Council –Statutory Public Meetings occurring at 10:00 a.m.

All written delegation submissions will be provided to the Mayor and Council prior to the meeting, and will form part of the public record.

6. Delegations

7. Presentations
*7.3. Lisa Chominiec, Planner/Secretary Treasurer to Committee of 20 - 40
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 41 - 50

*7.5. Kristen Barisdale, Associate - Senior Planner, GSP. re: 21-298(CD) 48 George St N – Condominium Conversion – Maison Canada 51 - 56


*7.9. Dave Galbraith, Associate – Manager, IBI Group re: 21-296(CD) Recommendation Report 355 Guelph Avenue and 11 Fletcher Circle - R14/20 93 - 109


8. Consent Agenda

*8.2. Special Council Budget Meeting Minutes - December 2, 2021 124 - 136

14. Closed Session
THAT in accordance with Section s.239 (2) (f) of the Municipal Act, 2001, Council convene in Closed Session 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)

15. Rise from Close Session
212 Queen Street West
OR09/21
December 14th, 2021 – Special Council Meeting
Public Meeting - 212 Queen Street West
Committee Phone Number: 519-623-1340 x4799
Michael Campos, Intermediate Planner: camposm@cambridge.ca
Purpose of Meeting

• To formally introduce the proposed Planning Application to Council and the public.

• Notice was mailed to assessed owners within 120 metres (394 ft) of the subject property and anyone else requesting notification in accordance with the Planning Act.

• Notice was provided in the Cambridge Times.

• Please contact Michael Campos, Planning Technician at camposm@cambridge.ca in order to receive further information and future notification.
• The subject lands are located approximately 600 metres west of the Hespeler Core.

• The site is bounded by Weaver Street to the west, Queen Street West to the north and Winston Blvd to the east.

• Total area of 2,219.26 square metres (0.22 hectares).
Proposed Official Plan & Zoning By-law Amendment

- An **Official Plan Amendment** is proposed to increase the permitted density on the subject lands.
  - The amendment seeks to retain the ‘Low/Medium Density Residential” designation with an increased density of 167 units per hectare, whereas the Official Plan currently permits a maximum density of 75 units per hectare.

- A **Zoning By-law Amendment** is also proposed, which seeks to rezone the subject lands from the current “Residential – R4” and “Commercial – C5” zones to a “Multi-Residential – RM2” zone, along with a site-specific provision pertaining to density.
  - The RM2 zone currently permits a maximum density of 150 units per hectare. As previously mentioned, a total density of 167 units per hectare is proposed as part of this application.
Considerations:

- Consistency with the policies of the Provincial Policy Statement (2020);

- Conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Waterloo Official Plan; City of Cambridge Official Plan; and, the City of Cambridge Zoning By-law No. 150-85;

- Land use compatibility with surrounding existing development and overall character of the existing neighbourhood;

- Appropriateness of the proposed site-specific zoning request associated with the proposed development; and,

- Comments received from members of Council, public, City staff and agency circulation.
• THAT report 21-316 (CD) be received; and,

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

Name: Michael Campos
Title: Intermediate Planner
Phone: 519-623-1340 ext. 4264
Email: camposm@cambridge.ca
PUBLIC MEETING
December 14, 2021

Official Plan Amendment &
Zoning By-law Amendment File No. OR09/21
212 Queen Street West
Site Area: 2,219.26 m²

Number of Rental Units: 37

Number of Parking Spaces: 47 including 2 Accessible Parking Spaces and 10 Visitor Parking Spaces

Former Land Use: Gas Station
PROPOSED ARCHITECTURE
City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (ARU’s)
December 14, 2021
Purpose of Meeting

• Formally introduce the proposed Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBLA) to Council and the public

• Notice was mailed to a mailing list (paper mail and email)

• Notice was provided in the Cambridge Times.

• Please contact Lisa Chominiec, Planner at chominiecl@cambridge.ca in order to receive future notification
Report to Council 21-221 (CD) for public consultation strategy

Public Open House Meeting

Public Survey

Circulation to departments and agencies

Statutory Public Meeting

Collect public feedback and other comments

Recommendation Report to Council (Feb 2022)

Council Adoption of OPA & ZBLA

No Appeal Period
• Through the **2019 More Homes, More Choices Act (Bill 108)**, the Province of Ontario requires all municipalities in Ontario to permit ‘additional residential units’ within communities.

• The City must now update its Official Plan and Zoning By-law to reflect the new requirements of this Provincial legislation.
<table>
<thead>
<tr>
<th><strong>Bill 140</strong></th>
<th><strong>Bill 108</strong></th>
</tr>
</thead>
</table>
| **Required 1 ARU on a property**  
(Primary home + 2nd unit) | **Requires 2 ARU’s on a property**  
(Primary home + 2nd unit + 3rd unit) |
| An official plan shall contain policies that authorize the use of a second residential unit by authorizing, | An official plan shall contain policies that authorize the use of additional residential units by authorizing, |
| (a) the use of two residential units in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit; and | (a) the use of two residential units in a detached house, semi-detached house or rowhouse; and |
| (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a single residential unit. | (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. |

**City response in 2018:**
Went through a city-wide ZBLA, came out with the Secondary Dwelling Unit By-law 108-18.

**City response in 2021:**
Going through a city-wise OPA and ZBLA to reflect the new legislation and updating some provisions from By-law 108-18.
• Bill 108 will potentially allow **up to three dwelling units per residential lot.**
  • Primary home unit + 2\textsuperscript{nd} ARU + 3\textsuperscript{rd} ARU

• Appeals to policies that authorize the use of ARU’s are not permitted.
An Additional Residential Unit is a dwelling unit that is subordinate to the primary dwelling unit on a lot.

Operated as a singular housekeeping unit and has independent:
- Sleeping accommodations;
- Sanitary facilities;
- Cooking facilities; and,
- Living accommodations.

Must satisfy the Ontario Building Code and Ontario Fire Code requirements.
Can an ARU be a “Tiny Home”?  
• A Tiny Home is essentially a dwelling unit within an accessory structure.  
• The City has allowed ARU’s to be within an accessory structure since its 2018 Secondary Dwelling Unit By-law 180-18.  
• The intent of ARU’s are for them to be on the same lot as a primary home;  
• ARU’s can be rented but cannot be sold or severed from the property.  
• A report on Tiny Homes will be brought forward to Council in January 2022.
• Provides a short term and sustainable response to the need for affordable housing

• Supports housing needs based on stage of life, range of income and tenure (students, young couples/families, elderly, caretakers)

• From a municipal perspective is a more efficient use of infrastructure
Types of ARU’s
Statutory Public Meeting – Phone Number: 519-623-1340 x4799
Lisa Chominiec, Planner: chominiecl@cambridge.ca
Together, the OPA and ZBLA will ensure that ARUs can be appropriately accommodated on residential properties subject to the following criteria:

• A maximum of 2 ARU’s are permitted on a property:
  • 1 within the residential home and 1 within an accessory structure; OR
  • 2 within the residential home
• Must be on the same lot and subordinate to the primary dwelling unit;
• Must be compatible with the neighbourhood in terms of massing, height and visual appearance;
• Not permitted on hazardous lands or floodplain;
• Must be on municipal services (water, sanitary)
## General Provisions for all ARUs

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Detached, Semi-detached or Townhouse dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2 ARU’s permitted in the following zones (3 units total)</strong></td>
<td>RR1, RR2, R1, R2, R3, R4</td>
</tr>
<tr>
<td><strong>1 ARU permitted in the following zones (2 units total)</strong></td>
<td>R5, R6, RD3, RD4, RD5, RM1, RM2, RM3, RM4</td>
</tr>
</tbody>
</table>

**Parking**
- One parking space per ARU
- No parking space required on lands with parking exemptions (under review)

**Bedrooms**
- Max of 2 bedrooms per unit
Parking Exemptions under Review
Statutory Public Meeting – Phone Number: 519-623-1340 x4799
Lisa Chominiec, Planner: chominiecl@cambridge.ca

Map A
Map B
Map C

Core Areas
A + 800 m around existing transit terminals
A + B + 800m distance around core areas
Parking Exemptions under Review
Statutory Public Meeting – Phone Number: 519-623-1340 x4799
Lisa Chominiec, Planner: chominiecl@cambridge.ca

Map A
Map B
Map C

Core Areas
A + 800 m around existing transit terminals
A + B + 800m distance around core areas
## General Provisions for ARU’s within the Principal Dwelling

<table>
<thead>
<tr>
<th><strong>Size</strong></th>
<th>The gross floor area (GFA) of the ARU cannot exceed 40% of the GFA of the Primary Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Exceptions</strong></td>
<td>If located in a basement, unit may occupy the entire basement. 2 ARU’s cannot be located within a basement</td>
</tr>
<tr>
<td><strong>Access</strong></td>
<td>Where access is through a side door, there must be a 1.2m separation between the lot line and the door; stairs cannot encroach.</td>
</tr>
</tbody>
</table>

![Basement or Attic Conversion](image)
## General Provisions for ARU’s within a detached accessory structure

<table>
<thead>
<tr>
<th>Location</th>
<th>Interior side yard, exterior yard, and rear yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>The GFA of the ARU cannot exceed 40% of the GFA of the Primary Dwelling. Maximum 80 m²; Maximum 10% of the lot area; Maximum height of 4.5 m; cannot exceed 1 storey</td>
</tr>
<tr>
<td>Restrictions</td>
<td>No basements</td>
</tr>
<tr>
<td>Access</td>
<td>Clear pedestrian path of 1.2 m from entrance to street line</td>
</tr>
<tr>
<td>Setbacks</td>
<td>1.2 m rear yard setback (3 m rear yard setback if off a laneway)</td>
</tr>
<tr>
<td>Severance</td>
<td>Shall not be severed from the main dwelling</td>
</tr>
</tbody>
</table>
As part of the background work undertaken to inform the proposed zoning approach, the City retained Meridian Planning Consultants to undertake a Best Practices Review of how other Ontario municipalities have implemented the Provincial requirements. These case studies included:

- City of Guelph
- City of Kitchener
- City of Hamilton
- City of London
- City of Barrie
- City of Kingston
- City of Richmond Hill
Municipalities are now required (through the 2019 More Homes, More Choices Act (Bill 108), to permit additional residential units in detached, semi-detached and townhouse dwellings, and in an accessory building/structure, totalling a possible 3 residential units on a property.

The City already allows 1 ARU (within the home OR within a structure) since 2018 through By-law 180-18.

The new OPA/ZBLA updates and removes some previous provisions from By-law 180-18.

The new OPA/ZBLA will allow for 2 ARU’s now; subject to certain zones and provisions.

There is no appeal mechanism for the policy or zoning instruments that implement the Provincial requirements.
The City launched an online public survey to receive public input until November 13, 2021.

Two Public Open Houses (Virtual) were held on October 21, 2021.

Information pertaining to ARU’s can be found on the City’s website https://www.cambridge.ca/en/learn-about/additional-residential-units.aspx#

**Additional Residential Unit Regulations**

The Province of Ontario expanded the requirements for municipalities to permit ‘additional reside...
Next Steps
Statutory Public Meeting – Phone Number: 519-623-1340 x4799
Lisa Chominiecz, Planner: chominiecl@cambridge.ca

- Report to Council 21-221 (CD) for public consultation strategy
- Public Open House Meeting
- Public Survey
- Circulation to departments and agencies
- Statutory Public Meeting
- Collect public feedback and other comments
- Recommendation Report to Council (Feb 2022)
- Council Adoption of OPA & ZBLA
- No Appeal Period
Questions
Statutory Public Meeting – Phone Number: 519-623-1340 x4799
Lisa Chominiec, Planner : chominiecl@cambridge.ca
Purpose of Meeting

• The applicant submitted an application for Standard Plan of Condominium to the Region of Waterloo (approval authority for Plans of Condominium)

• In accordance with the City’s Official Plan, a public meeting is required to be held for Condominium Conversions

• Notice was mailed to the current tenants and owner of the apartment building at 48 George St. N.

• The purpose of this meeting is to advise Council and the tenants of the application for a Condominium Conversion of the existing apartment building
Location

- West side of George St. N
- South of Blair Rd.
- North of Crescent Pl.
- Property is located within the ‘Galt City Centre Core Area’ in the Official Plan
Site Plan – SP17/15

• The site plan approved a 3 storey apartment building containing 20 dwelling units and 20 parking spaces with access off George St. N.

• The proposed Plan of Condominium is in conformity with all past planning approvals

• There are no changes being proposed to past approvals through the condominium process
Condominium Conversion

• The condominium conversion is for the tenure (ownership) of the development only – to allow each dwelling unit to be sold separately with exclusive use parking space

• The lobby, stairwells, elevators, bike storage, office space, outdoor landscaped area, garbage facilities and mechanical rooms will be part of the common elements to be managed by a condominium corporation
The Region of Waterloo has reviewed the rent roll and determined the existing rental units are not considered to be affordable.

Therefore the proposed plan of condominium will not have adverse impacts on the supply of affordable housing for rent in Cambridge in conformity with OP policy.

The application has been circulated for comment/draft conditions to City departments.

There is no proposed changes to what has previously been approved under pervious planning applications.
• **THAT** City staff continue with the review of application 30CDM-21101 and prepare conditions of draft approval of condominium for the reasons set out in report 21-298(CD).

• No further report will be brought back to Council.

• The final approval of the Condominium will be made by the Region of Waterloo.
CONTACT INFORMATION

Name: Rachel Greene
Title: Senior Planner
Phone: (519) 623-1340 ext. 4612
Email: greener@cambridge.ca
Existing Development
Site Plan

48 George Street North
December 14, 2021

Page 54 of 136
Draft Plan of Condominium

48 George Street North
December 14, 2021

Page 55 of 136
Questions and Comments
• The property is located on the south side of Equestrian Way, east of Speedsville Road.

• The property is designated High Density Residential in the City of Cambridge Official Plan.

• The lands were subject to a previous draft plan approval, zoning by-law amendment and official plan amendment to permit residential and mixed use development.

• The current proposal generally aligns with the original approval; however certain site specific amendments to the zoning by-law are required.
Proposal

- The proposed Zoning By-law Amendment will facilitate the development of 183 residential units, consisting of the following built form:
  - 34 two-storey standard townhomes;
  - 55 three-storey standard townhomes;
  - 40 double-front townhomes;
  - 48 back-to-back townhomes; and,
  - 6 stacked townhomes in mixed-use buildings containing commercial units on the ground floor.
- A total of 418 parking spaces are proposed, which meets and exceeds the Zoning By-law’s requirement of 292 total parking spaces.
- The proposal will also provide for a 518.1 square metre (5,576.72 square feet) public piazza in the northwest corner of the site.
Proposed Amendment

- A Zoning By-law Amendment Application is required and seeks the following site-specific provisions for the subject lands:
  - To permit a minimum Gross Leasable Commercial Floor Area of 338 square metres (3,638 square feet) on the subject lands;
  - To permit a minimum private amenity area of 25 square metres (269.10 square feet) per dwelling unit for row houses;
  - To permit a minimum private amenity area of 4 square metres (43 square feet) per dwelling unit, provided on a balcony for stacked row houses fronting Equestrian Way;
  - To permit an increase in the maximum density to 47 units per hectare;
  - To permit a minimum private amenity area of 4 square metres (43 square feet) per dwelling unit, provided on a balcony for back-to-back row houses;
  - To permit a maximum encroachment of eaves into a required yard of 0.75 metres;
  - To permit a maximum encroachment of open or covered unenclosed patios, decks, or porches into front, exterior side and rear yards of 3 metres; and,
  - To permit the distance between an access driveway, aisle, parking stall or parking lot to the window of a habitable room of a dwelling unit to be 3 metres (9.8 feet).
Considerations:

• Compatibility with surrounding existing development and overall character of the existing neighbourhood;

• Appropriateness of the proposed site-specific zoning requests;

• The proposed Gross Leasable Commercial Floor Area on the lands;

• The proposed density of the subject lands; and,

• Comments received from members of Council, public, and City staff and agency circulation.
• THAT Report 21-214(CD) be received;

• AND THAT Cambridge Council approves the proposed Zoning By-law Amendment to amend the zoning of the site 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;

• 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(s) attached to this report be passed.
CONTACT INFORMATION

Name: Michael Campos
Title: Intermediate Planner
Phone: 519-623-1340 ext. 4264
Email: camposm@cambridge.ca
The Ridge at River Mill
155 Equestrian Way
Cambridge, ON

Proposed Zoning By-law Amendment Application

City File No: 26Z-16-2005, 26T-16-2001

December 14, 2021- Statutory Public Meeting
River Mill Community

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>29 ha (72 ac)</td>
</tr>
<tr>
<td>Park</td>
<td>4 ha (10 ac)</td>
</tr>
<tr>
<td>School</td>
<td>3 ha (7 ac)</td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>6 ha (15 ac)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>42 ha (104 ac)</strong></td>
</tr>
</tbody>
</table>

River Mill Phase 1 & 2

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trails</td>
<td>4.7 km</td>
</tr>
<tr>
<td>Bike Lanes</td>
<td>1.7 km</td>
</tr>
</tbody>
</table>
THE RIDGE AT RIVER MILL
(PHASE 3B)
3-STOREY DOUBLE FRONT TOWNHOMES FRONT VIEW
CONCEPTUAL BUILDING ELEVATIONS
THE RIDGE AT RIVER MILL
(PHASE 3B)
3-STOREY DOUBLE FRONT TOWNHOMES REAR VIEW
CONCEPTUAL BUILDING ELEVATIONS
THE RIDGE AT RIVER MILL
(PHASE 3B)
2-STOREY STANDARD TOWNHOMES
CONCEPTUAL BUILDING ELEVATIONS
THE RIDGE AT RIVER MILL
(PHASE 3B)
3-STOREY STANDARD TOWNHOMES
CONCEPTUAL BUILDING ELEVATIONS
THE RIDGE AT RIVER MILL (PHASE 3B)
3-STOREY BACK-TO-BACK TOWNHOMES
PHOTO FROM BLOOM SITE AT 24 COMPASS TRAIL
Mixed-use parking area

Internal layout and entrance adjusted to accommodate grading

Density reduced in favour of 2-storey units
River Mill – Block Density Comparisons

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Density (uph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 183 units</td>
<td>47</td>
</tr>
<tr>
<td>2 70 units</td>
<td>39.8</td>
</tr>
<tr>
<td>3 50 units</td>
<td>50</td>
</tr>
<tr>
<td>4 55 units</td>
<td>43.3</td>
</tr>
<tr>
<td>5 82 units</td>
<td>36.3</td>
</tr>
<tr>
<td>6 109 units</td>
<td>47</td>
</tr>
<tr>
<td>7 88 units</td>
<td>55.3</td>
</tr>
</tbody>
</table>
355 Guelph Avenue & 11 Fletcher Circle
R14/20
December 14th, 2021 Special Council Meeting
• Situated on the eastern side of Guelph Avenue, south of Hespeler Road and north of Hespeler Mill Pond.

• Located in the northeastern corner of the Guelph Avenue and Fletcher Circle intersection.

• The subject lands are comprised of two separate parcels.
Proposal

- The applicant is proposing to construct nine, two-storey street-fronting townhouse units with individual garages and driveway accesses and a total overall density of 38 units per hectare;

- 18 existing trees on site are planned for removal to accommodate the proposed development;

- The proposed tenure of the nine units is freehold. Affordable housing is not proposed;

- The applicant intends to divide the existing properties into nine individual lots through future severance applications.
355 Guelph Ave. & 11 Fletcher Circle—Proposal

camposm@cambridge.ca

Total of nine proposed attached dwelling units.

Minimum lot area of 150 square metres

Minimum exterior side yard of 5.08 metres
Revisions from Original Proposal

Based on comments received during the Public Meeting and the Neighbourhood Meeting held earlier this year, the following changes were made to the original submission:

• Reduction in height of the proposed townhouses from three-storeys to two storeys for the overall development;

• Shifting the Guelph Avenue fronting townhouses closer to the street line by 2 metres;

• Shifting the Fletcher Avenue fronting townhouses west by 1.02 metres to provide an additional buffer to existing homes to the east;

• Additional tree saving measures to facilitate the retention of three additional existing trees.
Street View of Existing Dwelling at 355 Guelph Avenue, Looking East (Source: Google Earth)
Proposed Elevations
camposm@cambridge.ca

GUELFH AYE - 4 UNIT BLOCK

Elevations of the Proposed Street-Fronting Townhouses (Fronting Guelph Avenue)
Elevations of the Proposed Street-Fronting Townhouses (Fronting Fletcher Circle)
Considerations:

• Compatibility with surrounding existing development and overall character of the existing neighbourhood;

• Appropriateness of the proposed site-specific zoning requests;

• The proposed tree management plan and removal of existing trees;

• Proposed density; and,

• Comments received from members of Council, public, and City staff and agency circulation.
• THAT Report 21-296(CD) be received;

• AND THAT Cambridge Council approves 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; a minimum lot area of 150 square metres; and, an exterior side yard setback of 5.08 metres.

• 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(s) attached to this report be passed.
CONTACT INFORMATION

Name: Michael Campos
Title: Intermediate Planner
Phone: 519-623-1340 ext. 4264
Email: camposm@cambridge.ca
Outline

- Context
- Original Concept
- Purpose of Application
- What we Heard
- Potential Revisions / Revised Concept Plan
- Q&A
Initial Development Concept
What we heard

1. Too tall
2. Too close to homes on Fletcher
3. Impact on Vegetation
4. Traffic
5. Parking – Impact on On-Street
What we heard

1. Too tall
2. Too close to homes on Fletcher
3. Impact on Vegetation
4. Traffic
5. Parking – Impact on On-Street
What we heard

1. Too tall
2. Too close to homes on Fletcher
3. Impact on Vegetation
4. Traffic
5. Parking – Impact on On-Street
What we heard

1. Too tall
2. Too close to homes on Fletcher
3. Impact on Vegetation
4. Traffic
5. Parking – Impact on On-Street
What we heard

1. Too tall
2. Too close to homes on Fletcher
3. Impact on Vegetation
4. Traffic
5. Parking – Impact on On-Street
Minimum 2 Car Parking Spaces Per Unit
Towns Now 2 Storeys in Height
Increased Side Yard Setback

18 m

3.95 m
Election Overview

• The next Municipal and School Board Election will be held on October 24, 2022

  ➢ Regular elections occur every four years on the fourth Monday in October

• The framework and timelines for the administration of the election are outlined in the Municipal Actions Act, 1996

• Eligible voters will elect a Mayor, Ward Councillors, School Board Trustees (Public and Catholic School Boards), Regional Councillors and Regional Chair
Municipal Election Act - Principles

• The secrecy and confidentiality of the voting process is paramount
• The election shall be fair and non-biased
• The election shall be accessible to the voters
• The integrity of the voting process shall be maintained throughout the election
• There is to be certainty that the results of the election reflect the votes cast
• Voters and candidates shall be treated fairly and consistently
• The proper majority vote governs by ensuring that valid votes are counted and invalid votes are rejected so far as reasonably possible
Legislation Changes Since 2018

Bill 204, Helping Tenants and Small Business Act, 2020

- Recognized the need for an accurate and centralized Voters’ List
- Amended the provincial Elections Act to extend the Chief Electoral Officer of Ontario’s responsibilities to provide the Preliminary List of Electors (PLE), thus creating a single register of voters for both the provincial and municipal elections

Bill 218, Supporting Ontario’s Recovery and Municipal Elections Act, 2020

- Removed option for Ontario municipalities to consider a ranked ballot election for 2022
- Adjusted some timelines relating to preparation for the 2022 Municipal and School Board Election
## Upcoming Key Dates

<table>
<thead>
<tr>
<th>Date</th>
<th>Milestone</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 1, 2022</td>
<td>Last day to pass a by-law authorizing the use of alternative voting methods and vote counting equipment</td>
</tr>
<tr>
<td>May 2, 2022</td>
<td>Nomination period begins</td>
</tr>
<tr>
<td>August 19, 2022</td>
<td>Nomination Day – last day to submit or withdraw a nomination before 2:00 p.m.</td>
</tr>
<tr>
<td>August 22, 2022</td>
<td>Nominations certified by 4:00 p.m.</td>
</tr>
<tr>
<td>September 1, 2022</td>
<td>Voters’ List to be available</td>
</tr>
<tr>
<td>September 24, 2022</td>
<td>First possible date to hold an advance vote</td>
</tr>
<tr>
<td>October 1, 2022</td>
<td>Last day to establish a Compliance Audit Committee</td>
</tr>
<tr>
<td>October 24, 2022</td>
<td>Voting Day</td>
</tr>
<tr>
<td>November 15, 2022</td>
<td>New term of Council begins</td>
</tr>
<tr>
<td>March 31, 2023</td>
<td>Deadline for candidates to file financial statements</td>
</tr>
</tbody>
</table>
Past Voter Engagement in Cambridge

2018 Statistics

- 85,731 eligible electors
- Voter turn out of 32.24% (up from 30% in 2014)
- 8,677 voted using internet voting (up from 5,000 in 2014)
- 2,071 voted at advance polls
- 485 voted at travelling polls
- 17,059 voted on Election Day at physical polls
- 4 third party advertisers registered
EngageCambridge Survey

• Eligible voters asked to provide input into the October 2022 municipal election through EngageCambridge survey

• Survey available for completion the second week of August 2021 through to the first week of September 2021.

• 128 responses received with preference for traditional paper ballot at a polling station and internet voting

• Largest representation from Wards 4, 1 and 6

• Most responses received from 60-69 years demographic group, followed by 50-59 years, 30-39 years and 40-49 years respectively
Recommended Voting Methods – Hybrid Approach

Advance Voting Options:

1. Curbside (drive-thru) in-person
   - Will include the use of paper ballot and optical scan tabulators
   - One curbside location per Ward
   - Electors will be able to vote anywhere in the City (not restricted to their own Ward)

2. Internet voting
   - Will conclude a few days prior to voting day to mitigate the potential for any disruptions as experienced in 2018
Recommended Voting Methods – Hybrid Approach

Election Day Voting Options:

1. In-person voting using paper ballot and optical scan tabulators at a polling location
   - Voters will be able to vote anywhere in their Ward
   - Larger polling stations will be used

2. Accessible voting
   - City Hall to be designed as fully accessible voting location throughout advance period and on election day
   - Accessible vote features such as padding voting or sip/puff voting will be available
Planning an Election in a Pandemic

• It is unknown how long the safety and emergency measures implemented during the COVID-19 pandemic will be in place for

• Recent successes proven through the Ward 7 By-Election can be expanded for use in the 2022 regular election to ensure elector, candidate and staff safety, if required

• Section 53 of the Municipal Elections Act, 1996 grants the Clerk certain powers to declare and lift an emergency and to make necessary arrangements for the conduct of the election
Voters’ List

• MPAC provides the Preliminary List of Electors (PLE) from their database, and staff review and make changes as necessary to form the Voters’ List.

• In recent years, the quality of the Voters’ List has been flawed due to inaccuracies.

• In 2020, the Province passed legislation that will create a single register of voters in both the provincial and municipal elections.

• MPAC will continue to provide the PLE’s until 2024 with the single register to be available for the 2026 Municipal & School Board Election.
Ward Boundary Review

• In 2010, the City changed the boundary wards from six (6) to eight (8) wards with the Mayor elected at large

• Since 2010, the City’s population has grown significantly and it is recognized that a Ward Boundary Review should be undertaken.

• With the Ward 7 By-Election in 2020 and impacts in workload from the pandemic, there was not sufficient time to complete a Ward Boundary Review by the end of 2021 (legislated deadline to be in effect for 2022)
Upcoming in Preparations

- Candidate Information Packages will be available early in 2022

- Candidate Information Sessions have been offered in the past
  - Staff to offer this again in 2022 using a virtual format

- Outreach and education for the public will utilize a media campaign using print, social media and the City’s website with Communications staff
CONTACT INFORMATION

Name: Danielle Manton
Title: City Clerk
Phone: 519-623-1340, ext. 4585
Email: mantond@Cambridge.ca
## MINUTES

**Corporation of the City of Cambridge**

**Special Council Meeting - Workshop**

**Date:** December 2, 2021, 9:30 a.m. and reconvening at 5:00 p.m.  
**Location:** Virtual Meeting

### Council Members in Attendance:
- Councillor Reid - Ward 1, Councillor Devine - Ward 2, Councillor Liggett - Ward 4 (arrived at 10:04 a.m.), Councillor Wolf - Ward 5, Councillor Adshade - Ward 6, Councillor Hamilton - Ward 7, Councillor Ermeta - Ward 8, Mayor McGarry and Deputy Mayor Mann, Ward 3 (Chair)

### 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 Committee Services Coordinator, Ayesh DaSilva - Network Administrator, Lesley Head – Director, Recreation & Culture, Kevin De Leebeeck – Director of Engineering, Katie Fischer – Deputy Treasurer, Sarah Austin – Manger of Development Engineering, Shane Taylor – Project Lead, Recreation Services, Don Crowder – Recreation Coordinator (Sports), Victoria Terella – Supervisor of Financial Planning, Usama Seraj – Budget Analyst, Kate Hyde – Budget Analyst, Mujdah Hasan – Budget Analyst

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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. Deputy Mayor Mann welcomes everyone present and calls the meeting to order at 9:32a.m.
2. Indigenous Territory Acknowledgement

3. Disclosure of Pecuniary Interest

None.

4. Presentations

4.1 Sarah Austin, Manager of Development Engineering, Brian Bishop, Senior Associate, Wood PLC, Nancy Neale, Manager, Watson and Associates Economists Ltd re: 21-267(CD) – Stormwater Management Funding

4.2 Kevin De Leebeeck, Director of Engineering re: 21-227(CD) Riverside Dam Update

4.3 Shane Taylor, Project Lead - Recreation Services, re: 21-292(CD) – Preston Auditorium Expansion Project – Revised Scope and Program Options

5. Delegations

5.1 John Morton re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options


5.3 Kellea Corriveau, Cultural Awards Committee re: request additional funding for rebranding and relaunch of Bernice Adams Cultural Awards and additional funding

5.4 Samantha Esmeralda, Cambridge Neighbourhood Organizations (CNO) re: update and overview of 2021 activities and 2022 plans

5.5 Vanessa Toncic, Cambridge Food Bank re: Free menstrual products in City facilities

5.6 Cheryl MacInnes, CFUW Canadian Federation of University Women re: Free menstrual products in City facilities

5.7 Kathleen Schrumm re: Free menstrual products in City facilities

5.8 Surekha Shenoy, Waterloo Region Women’s Provincial Liberal Association re: Free menstrual products in City facilities

5.9 Kim Decker, YMCA Cambridge re: Free menstrual products in City facilities

5.10 Kevin Hiebert re: Free menstrual products in City facilities
5.11 Lin Buxton, Business and Professional Women of Cambridge re: Free menstrual products in City facilities

5.12 Amanda Robinson, Young Business and Professional Women of Cambridge re: Free menstrual products in City facilities

5.13 Lisa Short, Cambridge Memorial Hospital re: Cambridge Memorial Hospital Foundation

5.14 Sharon Livingstone, Cambridge Council on Aging re: Free menstrual products in City facilities

5.15 Sharen Robinson, Soroptimist International Cambridge re: Free menstrual products in City facilities

5.16 Nina Deeb re: Remarks on the Draft Budget and Business Plan

6. Consideration of Reports

6.1 Corporate Services

6.1.1 21-320(CRS) 2022 Draft Budget and Business Plan – Water Utility Portion

Motion: 21-256

Moved by Councillor Devine
Seconded by Councillor Adshade

THAT the 2022 water utility operating budget be approved in the amount of $73,168,700 with a combined water and wastewater rate increase of 2.39% for the average household consuming 204 cubic meters annually;

AND THAT the preliminary water utility operating budget forecasts be approved, with a projected combined water and wastewater rate increase, for the average household consuming 204 cubic meters annually, of 3.57% in 2023, 3.23% in 2024 and 3.53% in 2025, to be revisited annually;

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

Carried (9 to 0)
6.2 Community Development

6.2.3 21-267(CD) Stormwater Management Funding Study - Recommendations

Motion: 21-257

Moved by Councillor Devine
Seconded by Councillor Hamilton

THAT Report 21-267 (CD) Stormwater Funding Study be received;

AND THAT the transition of stormwater funding from the tax base to a dedicated rate structure as detailed in Report 21-267(CD), be endorsed;

AND THAT Council direct staff to initiate an Implementation Study for the transition to a dedicated rate structure, pending approval of the 2022 Capital Budget;

AND FURTHER THAT the further review of property exemptions and a credit program as part of the Implementation Study, as detailed in Report 21-267(CD), be endorsed.

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)

6.2.2 21-227(CD) Riverside Dam Update

Motion: 21-258

THAT Report 21-227(CD) Riverside Dam Update be received as information;

AND THAT a passive management approach be initiated for the riverside Dam as outlined in the Report 21-227(CD) Riverside Dam Update, with an increase in future operating budgets of $30,000 for annual inspections and monitoring;
AND THAT staff promptly inform Council of any substantive change in the condition or short-term risk associated with the Riverside Dam;

AND FURTHER THAT the capital project for Riverside Dam construction, included in the 2022 capital budget, not be approved to proceed and the current capital project A/00024-20 Riverside Dam Detailed Design not continue and the account be closed with the year-end capital forecast report.

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)

6.2.1 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

Motion: 21-259

Moved by Councillor Reid
Seconded by Councillor Devine

THAT Report 21-292 (CD) Preston Auditorium Expansion Project – Revised Scope and Program Options be received;

AND THAT the staff recommendation to proceed with program Option C renovation and expansion of the existing Preston Auditorium Arena for a total construction budget of $26,211,000, be endorsed;

AND THAT adjusting the capital forecast for the Preston Auditorium Expansion construction and design projects to be a total of $27,953,915 funded from tax supported debentures in the amount of $17,790,426 and from development charges funded debentures in the amount of $10,163,489, be approved;

AND FURTHER THAT the operating impacts of $1,511,400 be included in the 2022 Operating Budget.
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)

Councillor Liggett arrived at this time, being 8:18 p.m. and left at 8:35 p.m.

6.1.1 21-320(CRS) 2022 Draft Budget and Business Plan – Operating Budget Portion

Motions arising from Operating Budget

Motion: 21-260

Moved by Councillor Reid
Seconded by Mayor McGarry

THAT the one-time expenditure in the amount of $50,000 for the anticipated assessment review board (ARB) appeals following new assessments be moved from 2022 to 2023.

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

Carried (9 to 0)

Councillor Liggett left at this time being 8:35 p.m.

Motion: 21-261

Moved by Councillor Adshade
Seconded by Councillor Hamilton

Capital Budget Recommendations

THAT the 2022 capital expenditures and revenue sources in the amount of $59,011,500 be approved;
AND THAT capital expenditures and revenue sources in the amount of $560,000 be pre-committed for 2023 for project A/00714-40 Region – Dundas St Ph2 Hespeler to Shade, identified as requiring funding over a two-year period;

AND THAT, in accordance with s.s. 5(1) of the Development Charges Act, 1997 and S. 5 of Ontario Regulation 82/98, it is the clear intention that any excess capacity provided by any of the above referenced works will be paid for by future development charges;

AND THAT any donations, grants or subsidies applied in the 2022 capital program to projects with development charges funding are to offset the non-growth-related costs of those projects;

AND FURTHER THAT the forecasted capital expenditures and revenue sources for 2023 through 2031 be approved in the total amount of $516,164,500, to be revisited annually.

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)

6.1.1 21-320(CRS) 2022 Draft Budget and Business Plan – Operating Budget Portion

Motions arising from Operating Budget

Free Menstrual Products in City Facilities

Motion: 21-262

Moved by Councillor Reid
Seconded by Councillor Wolf

THAT Cambridge shall begin providing free menstrual products in its facilities in the first quarter of 2022;

AND THAT staff be directed to install dispensers in all women's and universal washrooms / changerooms in City
facilities at a cost of $18,400;

AND THAT $4,000 be added to the Facilities operating budget in 2022 for the provision of free menstrual supplies.

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

Opposed (1): Councillor Ermeta

Absent (1): Councillor Liggett

Carried (7 to 1)

Bernice Adam Cultural Awards

Motion: 21-263

Moved by Councillor Ermeta
Seconded by Councillor Adshade

THAT one-time funding in the amount of $15,000 be approved for the rebranding and relaunch of the Bernice Adams Cultural Awards in 2022.

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

Opposed (6): Councillor Reid, Councillor Devine, Councillor Wolf, Councillor Hamilton, Mayor McGarry, and Deputy Mayor Mann

Absent (1): Councillor Liggett

Defeated (2 to 6)

Motion: 21-264

Moved by Councillor Ermeta
Seconded by Councillor Adshade

THAT the Operating Budget for the Bernice Adams Cultural Awards be increased from $7,700 to $12,000.

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)

Motion: 21-265

Moved by Councillor Hamilton
Seconded by Councillor Reid

Operating Budget Recommendations

THAT report 21-320(CRS) re: 2022 Draft Budget and Business Plan be received;

AND THAT the 2022 tax-supported operating budget be approved with a tax levy of $100,633,000, inclusive of the Cambridge Public Library Board’s tax levy of $7,787,300 and including assessment growth of 0.96%;

AND THAT if the actual net taxable assessment growth is different than 0.96%, any increase in the tax dollars generated will be transferred to the Rate Stabilization reserve or any decrease in tax dollars will be funded from the Rate Stabilization reserve;

AND THAT the non-union salary and wage increases align with the increases for the CUPE1882 (Inside Workers) employee group as per its collective bargaining agreement;

AND THAT the Preston Town Centre BIA, the Hespeler Village BIA, and the Downtown Cambridge BIA expenditures in the amount of $83,600, $31,630 and $228,973 respectively and having a combined net tax levy of $283,383 be approved;

AND THAT the Community Grants to each individual group as outlined in Appendix C of the 2022 Draft Budget and Business Plan (as revised) be approved in the amount of $2,367,500;

AND THAT funding be approved in the amount of $10,000 annually for each of 2022, 2023, 2024, and 2025 towards Wilfrid Laurier University Capstone Urban Studies Program;

AND THAT the transfers to and from Reserves and Reserve Funds as identified in the 2022 Draft Budget and Business Plan (or as amended by Council) be approved;
AND THAT the preliminary tax-supported operating budget forecasts be approved with a projected tax rate increase of 3.82% in 2023, 3.62% in 2024, and 2.89% in 2025, to be revisited annually.

AND FURTHER THAT the By-law(s) attached to this report be passed, as amended.

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

Opposed (1): Councillor Ermeta

Absent (1): Councillor Liggett

Carried (7 to 1)

6.1.2 21-321(CRS) Ontario Regulation 284/09

Motion: 21-266

Moved by Councillor Wolf
Seconded by Mayor McGarry

THAT report 21-321(CRS) re: Ontario Regulation 284/09 be received;

AND THAT the compliance report for expenses excluded from the 2022 budget outlined in report 21-321(CRS) as a requirement of Ontario Regulation 284/09 passed under the Municipal Act, 2001 be adopted.

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)

7. Unfinished Business

None.
8. **Correspondence**

8.1 Chris Miranda re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.2 Deborah Wolf re: 21-227(CD) Riverside Dam Update

8.3 Karl Kiefer, Regional, Councillor - Cambridge re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.4 Colleen Smith re: Free menstrual products in City facilities

8.5 Andrea Ziemann re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.6 Cheryl and Jeff Lewis re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.7 Dr. Alexander Pessoa re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.8 Kory Shute re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.9 Linda Zelichowski re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.10 Mike re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.11 Tim re: 21-292(CD) Preston Auditorium Expansion Project – Revised Scope and Program Options

8.12 Kellea Corriveau re: The Bernice Adams Legacy funding

9. **Motion to Receive Correspondence and Presentations**

Motion: 21-267

Moved by Councillor Ermeta

Seconded by Mayor McGarry

THAT all presentations and correspondence from the Special Council – Budget Meeting on December 2, 2021 and notes from the Question and Answer Sessions with Members of Council and Staff held on November 24 and 25, 2021 be received.
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)

10. **Introduction and Consideration of By-laws**

Motion: 21-268

Moved by Councillor Devine
Seconded by Councillor Wolf

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

21-086 Being a by-law to authorize the issuance of debentures for the rehabilitation of existing assets and construction of new assets contained in the Capital Funding Program, as amended

21-087 Being a by-law to adopt Municipal Fees and Charges for 2022

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)

11. **Confirmatory By-law**

Motion: 21-269

Moved by Councillor Wolf
Seconded by Mayor McGarry

THAT By-law 21-088 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 (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)

12. Adjournment

Motion: 21-270

THAT the Council meeting does now adjourn at 9:22 p.m.

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)