Corporation of the City of Cambridge
Council Meeting
Addendum

Date: Tuesday, April 16, 2024, 6:30 p.m. (Immediately following the Public Meeting)
Location: Council Chambers

To increase delegate accessibility, this meeting will be held as a hybrid meeting with both in-person and virtual attendance options. Register to appear as a delegation by visiting: https://forms.cambridge.ca/Delegation-Request-Form. Members of the public can choose to delegate in-person or by telephone. Alternative formats and communication supports are available upon request.

Members of the public wishing to speak at Council may complete the Delegation Request Form no later than 12:00 p.m. on the day of the meeting for Council Meetings occurring at 6:30 p.m.

All written delegation submissions will form part of the public record.

5. Presentations
   *5.3  Mark Longo re: 24-050-CD Recommendation Report for Zoning By-law Amendment – 84 Chalmers Street North
   *5.6  Alix Aitken, Manager of Recreation, Older Adult Services & Cambridge Farmers Market re: 24-065-CD City Hall Campus, Market Square Placemaking Project
       This Presentation has been pulled and will come forward at a later date.

6. Delegations and Consideration of Related Reports
   *6.1  Aaron Clyne re: 24-050-CD Recommendation Report for Zoning By-law Amendment – 84 Chalmers Street North
   *6.2  Allana Klaassen re: 24-050-CD Recommendation Report for Zoning By-law Amendment – 84 Chalmers Street North
   *6.3  Connie Cody Motion re: Carbon Tax

8. Consideration of Reports
   8.1  Corporate Services
       *8.1.3  24-032-CRS Appointment of Auditor for GrandBridge Corporation for 2024
8.2 Corporate Enterprise

8.2.1 24-003-CRE 2024-2026 Strategic Plan Approval

*8.2.1.1 Additional 2024-2026 Strategic Plan Document - Strategic Initiatives

8.3 Community Development

*8.3.4 24-065-CD City Hall Campus, Market Square Placemaking Project

This Report has been pulled and will come forward at a later date.

12. Correspondence

*12.1 Allana Klaassen re: 24-050-CD Recommendation Report for Zoning By-law Amendment – 84 Chalmers Street North
To: COUNCIL  
Meeting Date: 4/16/2024  
Subject: 24-032-CRS Appointment of Auditor for GrandBridge Corporation for 2024  
Submitted By: Danielle Manton, City Clerk  
Prepared By: Danielle Manton, City Clerk  
Report No.: 24-032-CRS  
File No.: C1101  
Wards Affected: All Wards  

RECOMMENDATION(S):  
THAT Report 23-042-CRS Appointment of Auditor for GrandBridge Corporation for 2024 be received.  
AND THAT the Corporation of the City of Cambridge, as the Shareholder, approve the appointment of KPMG as the Auditors for GrandBridge Corporation for the fiscal year 2024.  

EXECUTIVE SUMMARY:  
Purpose  
The purpose of this report is to seek Council’s approval for the appointment of Auditors for 2024 as recommended by the GrandBridge Corporation Board of Directors, because the City of Cambridge is a majority shareholder of GrandBridge Energy.  

This report is presented to Council each year and forms part of the submission to GrandBridge at the Annual General Meeting. The Annual General Meeting for GrandBridge is scheduled for May 23rd, 2024.  

Key Findings  
The audit firm of KPMG is being recommended for appointment by the GrandBridge Corporation Board of Directors for the fiscal year 2024.
Financial Implications

There are no financial impacts to the City of Cambridge 2024 budget associated with this appointment request.

STRATEGIC ALIGNMENT:

☐ Strategic Action

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

OR

☐ Core Service

**Program:** Not Applicable

**Core Service:** Not Applicable

BACKGROUND:

Role of Shareholder

As a shareholder for GrandBridge Corporation, the City of Cambridge, through its Council, is required to approve the appointment of Auditors on an annual basis.

The shareholders for GrandBridge are the City of Cambridge (majority shareholder), the City of Brantford and the Township of North Dumfries. Included as Attachment No. 1 to this report is correspondence from GrandBridge, dated April 2, 2024, requesting that Cambridge council in their role as shareholder endorse the appointment of auditors for the fiscal year 2024.

KPMG is the current Auditor for GrandBridge Corporation. The Board of Directors at their meeting of March 28, 2024, have recommended to the Shareholder that KMPG be retained for the fiscal year 2024. The correspondence identifies the Board of Directors for GrandBridge Corporation.

Article 3.2 (c) of the Unanimous Shareholders Agreement (USA) outlines that for the initial three (3) year period of the establishment of the new local distribution corporation (LDC), that the Board of Directors have been previously confirmed on May 2, 2022.
The current Board of Directors for GrandBridge Corporation are:

Mayor of Cambridge, Jan Liggett          Craig Mann
Mayor of Brantford, Kevin Davis          Scott Saint
Mayor of North Dumfries, Susan Foxton    Sandra Vos
Lynn Woeller                             Gerry Remers
Peter Ferraro                            Terry Smith

ANALYSIS:

The Board of Directors consistent with their fiduciary responsibilities have made a recommendation to the shareholders (Cities of Cambridge and Brantford and the Township of North Dumfries) with respect to the appointment of Auditors for the fiscal year 2024. City staff have a very good working relationship with the President and CEO, the Board of Directors and the Auditors for GrandBridge. Staff do not have any concerns with respect to the recommendation of the Board of Directors to appoint KPMG as the Auditors for GrandBridge for the fiscal year 2024.

EXISTING POLICY / BY-LAW(S):

N/A

FINANCIAL IMPACT:

There is no financial impact to the City of Cambridge for the request for appointment for the Auditors for GrandBridge for 2024.

PUBLIC VALUE:

Collaboration:

As a shareholder the City is providing public value by supporting the work of GrandBridge Corporation in its fiduciary responsibilities to ensure a return to the shareholder.

ADVISORY COMMITTEE INPUT:

N/A
PUBLIC INPUT:
Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:
There was no internal/external consultation undertaken.

CONCLUSION:
Staff is recommending that Cambridge City Council, as the shareholder, approve the appointment of KPMG as the Auditors for GrandBridge Corporation for the fiscal year 2024 as recommended by the Board of Directors.

REPORT IMPACTS:
Agreement: No
By-law: No
Budget Amendment: No
Policy: No

APPROVALS:
This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:
Director
Deputy City Manager
Chief Financial Officer
City Solicitor
City Manager

ATTACHMENTS:
1. 24-032 Appendix A – Correspondence from GrandBridge Corporation, dated April 2, 2024.
April 2, 2024

Brian Hutchings
Chief Administrative Officer
City of Brantford
50 Dalhousie Street
Brantford, ON N3T 2J2

Andrew McNeely
Chief Administrative Officer
Township of North Dumfries
2958 Greenfield Road
P.O. Box 1060
Ayr, ON N0B 1E0

David Calder
City Manager
City of Cambridge
50 Dickson Street
P.O. Box 669
Cambridge, ON N1R 5W8

Dear Sirs or Madam:

Re: 2024 Annual General Meeting – GrandBridge Corporation Shareholder Approvals

Please be advised that the Annual General Meeting ("AGM") of the Shareholders of GrandBridge Corporation is scheduled for Thursday, May 23, 2024, in Cambridge, Ontario. Formal invitations for the AGM will be sent under separate cover.

In accordance with the Unanimous Shareholders Agreement ("USA"), dated May 2, 2022, we are presenting the following matter that requires Shareholders’ approval;

- Appointment of KPMG LLP as auditors of GrandBridge Corporation for the year ended December 31, 2024. The requirement to appoint KPMG LLP was approved by the GrandBridge Corporation Board of Directors on March 28, 2024.

In accordance with Article 3.9 Decisions of the Shareholders of the USA, all decisions, or resolutions of the Shareholders, shall require the approval of at least a 2/3 majority of the votes cast at a meeting of Shareholders. Alternatively, a Shareholders’ resolution in writing signed by all of the Shareholders...
entitled to vote on that resolution, at a meeting of the Shareholders is as valid as if it had been passed at a meeting of the Shareholders.

We are recommending the appointment of KPMG LLP as the auditors be provided in writing by the Shareholders, in advance of the AGM and incorporated into the Annual General Meeting.

For your information, the following are the Members of the Board of Directors of GrandBridge Corporation:

- Mayor of Cambridge, Jan Liggett
- Mayor of Brantford, Kevin Davis
- Mayor of North Dumfries, Susan Foxton
- Lynn Woeller
- Peter Ferraro
- Craig Mann
- Scott Saint
- Sandra Vos
- Gerry Remers
- Terry Smith

The Board of Directors have been previously approved by the Shareholders in accordance with Article 3.2 of the Unanimous Shareholders Agreement.

We would appreciate if we could receive the written approval by no later than April 30, 2024.

If you have any questions, or require any additional information, please feel free to contact me.

Sincerely,

GRANDBRIDGE CORPORATION

Sarah Hughes, CPA, CA, C. Dir
President and CEO
(519) 621-3530 Ext. 2638

c.c. Chris Gauthier, City of Brantford Clerk
  Kyle Kruger, Township of North Dumfries Interim Clerk
  Cynthia Hislop, Township of North Dumfries Deputy Clerk
  Danielle Manton, City of Cambridge Clerk
We **lead** on the following Strategic Actions:

- Recreation complex design and construction
- Preston Auditorium expansion construction
- Soper Park outdoor pool design and park plan
- Arts and culture action plan

Create and activate spaces that offer things for people to do.

- Older adult strategy
- Community, culture, and recreation affiliation program
- HIGH FIVE quality assurance program re-accreditation
- Jumpstart accessible sports amenity design and construction
- Accessible ball diamond - design

Provide age-friendly services that are accessible to all.

- Core area financial incentives 2024
- Placemaking study and pilot project
- Cambridge Farmers Market placemaking

Establish our core areas as attractive destinations.

- 2024-26 Strategic plan implementation
- Growth management study
- Cemeteries master plan
- Operations facility master plan
- Asset management plan - phase three
- Long range financial plan
- Business intelligence strategy
- North Cambridge business park - phase two
- Development charges update
- Stormwater management funding strategy

Lay the foundation for future community building.

- Parks master plan
- Black Bridge Road and bridge construction
- Heritage asset condition assessment
- Heritage conservation district study (Hespeler)
- Heritage building list permit review
- Heritage property designations

Establish our core areas as attractive destinations.

- Increase housing options.
- Municipal compliance strategy implementation
- Beverly Street reconstruction and pedestrian underpass
- City-wide speed signage implementation
- Old Mill Road traffic calming
- Winter sidewalk services study
- Snow removal assistance program

Encourage safe and healthy neighbourhoods.

- Economic development review and action plan implementation
- Improve access to social supports.
- Activities for less subsidy program
- Ontario 211 social services mapping

Take action to combat climate change.

- Carbon reduction feasibility study
- Green development standards
- Stormwater master plan update
- Full-scale emergency exercise 2025 planning
- Continuity of operations program
- Fire facilities master plan

Prepare for emergency prevention and recovery.

- Hespeler transportation assessment
- Active transportation Dunbar Road - phase two
- Active transportation trail connections
- ION light rail transit
- Cambridge on the GO

Enable small business to succeed.

- Promote and develop more transportation options.
Good afternoon,

I am writing this email today in regards to the proposed development for 84 Chalmers Street North, Cambridge.

I have reviewed Sancy Sebastian’s recommendations for tomorrow’s scheduled council meeting. She has suggested that the request to rezone the lot be granted. I believe this to be a gross error. None of the questions or comments that the public raised at the previous meeting have been answered, addressed or included in her review. She did make mention of the potential "to have up to 2 ARU's in each part of the semi detached dwelling, the applicant would have to meet the requirements, including 45% minimum landscaped open space in the front yard." This is a major concern. Under Bill 23, as a municipality, there is nothing that can be done to stop the over development of the land once severance and rezoning has been granted regardless of the applicant's proposal or intentions. This would set a dangerous precedent for our neighbourhood.

The public has not been granted a proper meeting on the matter. No draft bylaw has been presented and insufficient information has been provided to the public to understand the proposed amendments. Sancy states "planning staff recommend approval of the Official Plan amendment and zoning bylaw amendment" but we have not been provided the information to understand what exactly these amendments are.

The applicants proposal is full of errors, as was detailed in documents submitted at the previous meeting. A semidetached dwelling with 2 ARU's or a quadplex as it presents, is an over development for the land in question. The proposal leaves little to no detail in regards to the functionality of the property - bike storage, garbage storage, open space requirements etc. It was recommended by the public and in observation of the existing homes in the neighbourhood that a three-unit single dwelling would be much more appropriate. Given our concerns regarding Bill 23, three units would also mean that no zoning amendment, nor severance of the lot, would be required. This would protect the neighbourhood in the future for the potential over development of the lot.

I believe that it is premature to make a decision on this matter without receiving a full planning response to the public's valid questions.
Finally, I would like to note that the *Planning Act* is in the process of changing (Bill 185) to remove the appeal rights for neighbours. Therefore, the council needs to make better decisions to ensure neighbourhood feedback is considered. This proposal should be deferred and sent back to the planning staff to ensure that all of the comments and questions submitted have been given a full response.

I am registered so speak at tomorrow evenings meeting and I have sent a copy of this email to all council members and the mayor.

Thank you,

Allana Klaassen